

Provided as a courtesy of
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Office Listing #:	RRRE	List Price/SqFt:	524.93	Possession Date:	
Short Sale Status:	No				

Geo Lat:	37.080925	Geo Lon:	-113.526998	Cross Street:	
County:	Washington	Subdivision:	STONE CLIFF	Tax ID:	SG-SCF-16-1616
Total Taxes:		Tax Year:		Elementary Schools:	Coral Cliffs Elementary
Intermediate Schools:	Fossil Ridge Intermediate	Jr. High Schools:	Crimson Cliffs Middle	Sr. High Schools:	Crimson Cliffs High

Listing Class:	Single Family	Basement SqFt:	0	Main SqFt:	5,014
Upstairs SqFt:	0	Other SqFt:	0	Total SqFt:	5,014
Master Bedroom Level:	1st Floor	Total Bedrooms:	4	Den/Office:	Yes
Total Bathrooms:	4.50	Formal Dining Room:	No	Year Built:	2021
# Levels:	1	Lot Dimensions:		Lot Irregular:	No
Lot Acres:	0.53	Garage Capacity:	6	Garage Type:	Attached
Garage Size SqFt:		Carpport Capacity:	0	Carpport Type:	None
Total Dues/Fees:	235	Assoc Dues Period:	Monthly		

Seller Concessions:	Sold Price/SqFt:
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Public Remarks: Absolutely stunning property to be built by Wayne Anderson Custom Homes. Located in the newest phase of Stone Cliff! Custom finishes throughout with sweeping unobstructed views of Pine Valley Mtn & the city below. Modern style with a welcoming & luxurious feel. For more information on this one-of-a-kind property, please contact the listing agent

Directions: From Stone Cliff pkwy, take your first left onto Cliffrose & then left onto cobalt. Take cobalt & turn right onto Marble. From marble, turn right onto Shale Circle. Home will be on the right.

<p>Assoc Dues Include: Clubhouse; Gated; Pool; Private Road; Tennis Courts; See Remarks</p> <p>Construction: Under Construction</p> <p>Foundation/Basement: Slab on Grade</p> <p>Exterior: Rock; Stucco</p> <p>Roof: Flat</p> <p>Garage/Parking: Attached; Extra Depth; Extra Height; Extra Width; RV Garage</p>	<p>Utilities: Culinary, City; Dixie Power; Electricity; Natural Gas; Sewer</p> <p>Land Description: City View; Corner Lot; Curbs & Gutters; Paved Road; Terrain, Flat; View, Mountain; View, Valley</p> <p>Water: Culinary</p> <p>Pool: Concrete/Gunite; Heated; In-Ground; Private; With Spa</p> <p>Heating: Natural Gas</p> <p>Air Conditioning: Central Air</p>	<p>Inclusions/Features: # Fireplace(s): 1; Central Vac Plumbed; Dishwasher; Disposal; Fireplace, Gas; Landscaped, Full; Microwave; Outdoor Lighting; Oven/Range, Built-in; Patio, Covered; Range Hood; Refrigerator; Sprinkler, Full; Walk-in Closet(s); Water Softener, Owned; Wired for Cable</p> <p>Showing Instructions: Call Agent/Appt</p> <p>Zoning: Residential</p> <p>Terms of Sale: Cash; Conventional</p> <p>Renting: Rentable, Restrictions May Apply</p>
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Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Master Bedroom	Main					Full Bathroom	Main				
Bedroom 2	Main					Full Bathroom	Main				
Bedroom 3	Main					Full Bathroom	Main				
Bedroom 4	Main					Full Bathroom					
Office	Main					Half Bathroom					

List Price:	2,632,000
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