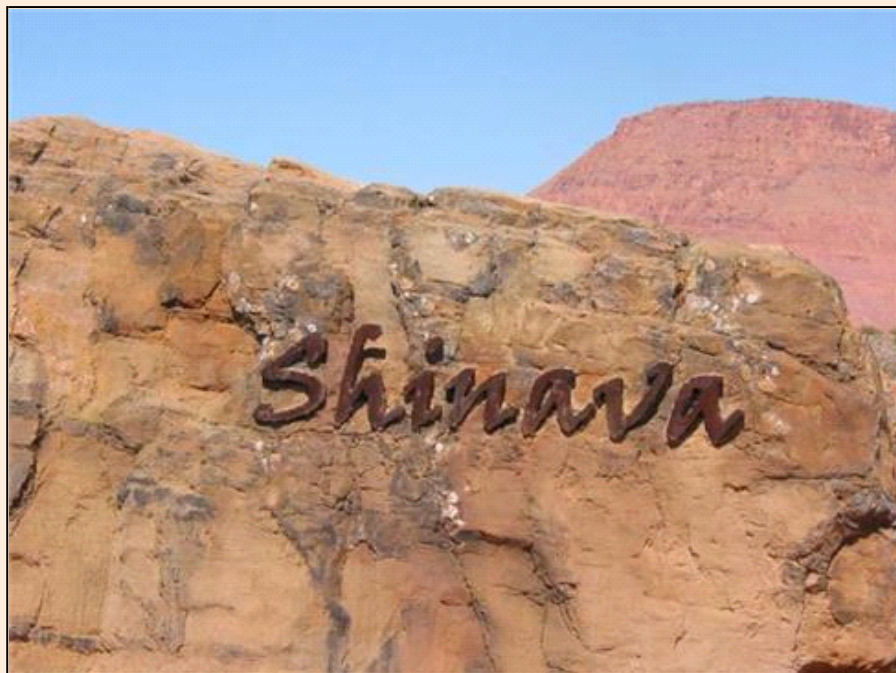


# 2549 Singua Trail #24 St. George Home For Sale

*Shinava at Entrada with Full Club Membership*

## PROPERTY DETAILS



**Listing Price:** **\$109,900**

**Listing Address:** 2549 Singua Trail #24

St. George UT 84770

**Full Baths:** 0

**Partial Baths:** 0

**SQ FT:** 4791

**Lot Size:** .11 Acres

**Style:** Subdivided Lot

**Schools:** Washington County

**QR Code:**



On a SmartPhone?  
Scan the QR code  
to see this listing

## PROPERTY DESCRIPTION

**There are 12 lots located in the gated community known as Shinava Ridge at Entrada. Fantastic views from many of the lots. Pad ready to build on. Enjoy the views as you dine at Kokopelli Restaurant. A Full Club Membership is included in the purchase price. Take a leisurely swim in either the indoor or outdoor pool. Need to relax the muscles, just dip in the hot tubs. Feel the need to exercise? Then exercise in the fitness club area, play tennis, or golf and enjoy the panoramic views. What a buy! What an opportunity to let the bank's loss be your gain. Bank has priced these lots to sell immediately. Lot acreages are .11 acres. All lots are priced at \$109,900. Let the banks misfortune be your gain. Make an offer, bank wants to sell.**

## SHINAVA RIDGE at ENTRADA

### BANK FORECLOSED LOTS - MAKE AN OFFER!

Lot Address	Lot #	Acreage	Lot Price
2549 Sinagua Trail	24	.19	\$109,900
2549 Sinagua Trail	25	.19	\$109,900
2549 Sinagua Trail	26	.19	\$109,900
2549 Sinagua Trail	27	.19	\$109,900
2549 Sinagua Trail	28	.19	\$109,900
2549 Sinagua Trail	29	.19	\$109,900
2549 Sinagua Trail	30	.19	\$109,900
2549 Sinagua Trail	31	.19	\$109,900

2549 Sinagua Trail	32	.19	\$109,900
2549 Sinagua Trail	33	.19	\$109,900
2549 Sinagua Trail	34	.19	\$109,900
2549 Sinagua Trail	35	.19	\$109,900

**Utilities:** Cable TV; Culinary, City; Electricity, City; Natural Gas; Sewer; Stubbed In

**Land Features:** Access, Public; Assessments Paid; CC&R's Available; Curb & Gutter; Flood Zone Unknown; Graded; Owners Association; REO/Bank Owned; Road Paved; Sidewalk; Soil Sand; Terrain Flat; View City; View Mountains

**Directions:** Snow Canyon Parkway to Main Entrada gate. Left Side of Parkway going toward Santa Clara. Go through gate, right at Fitness Center then left to Shinava Ridge. Lots are numbered.

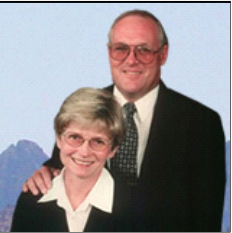
**Call Ron Lemmon (435) 229-3717 to gain access into this gated community. Want additional info-Email: [rlemmon@infowest.com](mailto:rlemmon@infowest.com)**

#### CONTACT INFORMATION

▪ **Ron and Jolene Lemmon**  
**ERA Brokers Consolidated**  
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 435-627-5473  
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### Ron & Jolene Lemmon

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 Ron's Cell: 435-229-3717  
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#### **Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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