

3052 N. Snow Canyon Parkway #55 St. George Home For Sale

Upgrades Galore with Unbelievable Views

PROPERTY DETAILS



Listing Price: **\$394,000**

Listing Address: 3052 N. Snow Canyon Parkway #55 St. George UT 84770

Bedrooms: 3

Full Baths: 3

Partial Baths: 0

SQ FT: 2406

Lot Size: .21

Style: Southwest

Garage: 2 Car

Heat Source: Gas

Schools: Washington County

QR Code:

On a SmartPhone?
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to see this listing



PROPERTY DESCRIPTION

Public Remarks: Beautiful NEW custom home on a private cul-de-sac in the gated community known as the Cliffs of Snow Canyon. An Entrada community. True southwest design. Large front entrance with fireplace. Massive great room with views from every corner. High end wolf and Sub-zero appliances, granite countertops, travertine tile and walnut cabinetry makes the kitchen a delight to work in. Add to that a spacious dining area. Fantastic master bedroom with private master bath suite and walk in closet. This upgraded home has a bath for each of the two additional bedrooms with lots of closet space. Relax in the backyard and covered patio. Want to see other fantastic views. Then go to your patio on the east, west, or south. Home was designed to take in views from every angle. Once you own this home, you will be in awe at the views of the red mountains. As the sun sets, the views you will see are unbelievable and you will want your friends to see, as you entertain them at your home, in your own court yard. Let the bank's loss be your gain. A steal for this bank owned property.

Listing Class:	Home	Total SqFt	2,406	# Levels	1
Total BR's	3	Bathrooms	3	Formal Dining Rm	No
Great Room	Yes	Walk-in Pantry	No	Views	Yes
RV Parking	No	Workshop Area	No	Year Built:	2008
Garage Capacity:	2	Lot Dimensions:		Lot Acres:	.21
Heat	Natural Gas	Cooling	Central	Water Softner	No
Wired for Sound	No	Jetted Tub	Yes	Storage Room	No
Extra Appliances	Yes	Assoc Dues	\$150.	Horse Privileges	No

Inclusions/Features: # Fireplace(s): 2; Bath, Sep Tub/Shwr; Ceiling Fan(s); Curbs & Gutters; Dishwasher; Disposal; Fenced, Partial; Fireplace, Gas; Floor Coverings; Garage Door Opener; Jetted Tub; Landscaped, Full; Microwave; Outdoor Lighting; Oven/Range, Built-in; Patio, Covered; Patio, Uncovered; Range Hood; Refrigerator; REO/Bank Owned; Sidewalk; Skylight; Sprinkler, Auto; Sprinkler, Full; View; Walk-in Closet(s); Window, Double Pane; Wired for Cable.

Zoning: Residential **How to Show:** By Appt - Call Ron 435-229-3717

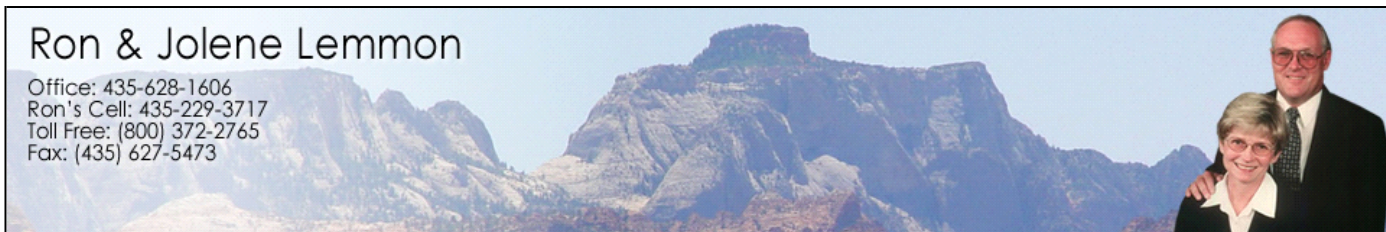
Directions: North on Bluff to Snow Canyon Pky, turn left and proceed past the Entrada Country Club about a 1/2 mile. Cliffs gated entrance is on your right

CONTACT INFORMATION

▪ **Ron and Jolene Lemmon**
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Equal Housing Opportunity

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

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