

# 3496 S. Price Hills Drive St. George Home For Sale

3 Bedrooms / 2 Bath / Separate Office / With Views!

## PROPERTY DETAILS



**Listing Price:** **\$184,900**

**Listing Address:** 3496 S. Price Hills Drive  
St. George UT 84790

**Bedrooms:** 3

**Full Baths:** 2

**Partial Baths:** 0

**SQ FT:** 1682

**Lot Size:** 0.19

**Style:** Southwest

**Garage:** 2 Car

**Heat Source:** Heat Pump

**Schools:** Washington County

**QR Code:**

On a SmartPhone?  
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## PROPERTY DESCRIPTION

Open floorplan with arches which adds decor. Master bedroom has a reading nook attached to it. Lots of tile and great lighting throughout home. Larger than normal pantry. Easy access to schools, shopping, and religious structures.

Listing Class:	Single Family	Total SqFt	1682	# Levels	1
Total BR's	3	Bathrooms	2.0	Formal Dining Rm	No
Great Room	No	Walk-in Pantry	Yes	Views	Yes
RV Parking	No	Workshop Area	No	Year Built:	2002
Garage Capacity:	2	Lot Dimensions:	108' x 76.52'	Lot Acres:	0.19
Heat	Heat Pump	Cooling	Central	Water Softner	No
Wired for Sound	No	Jetted Tub	Yes	Storage Room	Yes
Extra Appliances	None	Assoc Dues	None	Horse Privileges	No

**Inclusions/Features:** Bath, Sep Tub/Shwr; Ceiling Fan(s); Ceiling, Vaulted; Central Vacuum; Curbs & Gutters; Dishwasher; Disposal; Fenced, Partial; Floor Coverings; Garage Door Opener; Jetted Tub; Landscaped, Partial; Microwave; Oven/Range, Freestnd; Patio, Covered; Range Hood; Short Sale; Sidewalk; Sprinkler, Full; Sprinkler, Part; View; Walk-in Closet(s); Window Coverings; Window, Double Pane; Wired for Cable

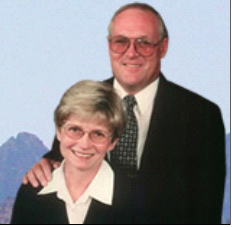
**Zoning:** Residential      **How to Show:** By Appt - Call Ron 435-229-3717

**Directions:** Take I-15 S to Bloomington Exit. Go under underpass on Brigham Road toward Bloomington Hills. Take Right on Desert Hills Drive. Take Left on Price Hills Drive.

- **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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