

AZALEA - IVINS

350 WEST OLD HIGHWAY 91
IVINS, UT

435-228-7858

AMENITIES

- Community Pool & Hot Tub
- Nearby Parks, Trailheads, Restaurants & Grocery Stores
- 2 Minutes from Fire Lake Reservoir
- 8 Minutes from Snake Hollow Bike Park
- 8 Minutes from Black Desert Resort & Golf Club
- 10 Minutes from Tuacahn Amphitheater
- 20 Minutes from Utah Tech University
- 1 Hour from Zion National Park
- 2.5 Hours from Lake Powell

HOA INFORMATION

Reinvestment fee of .5%
\$153/month

AZALEA HOA:

azaleatownhomes@hoaliving.com
435-674-2002

You can set up auto-pay through your portal at portal.hoaliving.com, then select Azalea. Contact your HOA for more details.

PUBLIC SCHOOLS

RED MOUNTAIN ELEMENTARY (K-5)

263 200 S, Ivins, UT 84738

LAVA RIDGE INTERMEDIATE (6-7)

2425 Rachel Dr, Santa Clara, UT 84765

SNOW CANYON MIDDLE (8-9)

1215 Lava Flow Dr., St. George, UT, 84770

SNOW CANYON HIGH (10-12)

1385 N 2400 W, St. George, UT, 84770

NEARBY PLACES

BLACK DESERT RESORT & GOLF (3.7 mi)

1500 E Black Desert Dr., Ivins UT 84738

IVINS CITY HALL (1.5 mi)

85 Main St., Ivins, UT 84738

US POST OFFICE (2.8 mi)

1400 Chapel Street, Santa Clara, UT 84765

UTILITIES

GAS

Dominion Energy
800-323-5517

ELECTRICAL

Rocky Mountain Power
888-221-7070

INTERNET

CenturyLink
800-244-1111

CITY UTILITIES / GARBAGE

(Garbage services included in HOA)

Water, Sewer, and Storm Water utilities require account setup through Ivins City Utility services.

Online sign up - <https://www.ivins.com/2020-utility-services/>



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COMMUNITY FEATURES

STUNNING INTERIORS

- Tall 9' Ceilings on Main Floor
- Upgraded Carpet with High-Quality 8 lb. Padding
- Beautiful Upgraded LVP Flooring
- Designer-Selected Satin Nickel Lighting Fixtures
- Wholly Smooth Drywall Finish
- One-Tone Paint
- Satin Nickel Door Hardware
- Smoke and Carbon Monoxide Detectors

TIMELESS EXTERIORS

- Premium Exterior Siding Material (as Per Plan)
- Low-Emissivity White Windows
- Window Coverings
- Spacious Two Car Garage
- Keyless Entry to Garage
- 8' Tall Garage Doors with Opener
- Tile Roofing
- Painted Garage with Electrical Outlets and Lighting
- One Hose Bib in Garage
- Desertscape Front Yard with Drip System

PRESTIGIOUS KITCHEN

- Adult Height Countertops for Comfort and Convenience
- Extended Height Cabinetry
- Quartz Countertops
- Plenty of Cabinet and Pantry Storage
- Generous Counter Space and a 5' Kitchen Island
- Quality Stainless Steel Gas Range Stove, Microwave, Dishwasher, and Double Basin Sink
- Premium Faucet with a Pull-Out Sprayer
- Long Lasting, Energy-Efficient LED Lights in Kitchen
- Plumbed Water Line to Refrigerator

LUXURIOUS BATHROOMS

- Primary Bathroom Quartz Vanity with Double Sinks
- Primary Bathroom 30" Fiberglass Tub/Shower
- Secondary Bathroom 30" Fiberglass Tub/Shower
- Elongated Toilets Throughout
- Quartz Countertops Throughout

SMART HOME AUTOMATION

- Ring Video Doorbell, EcoBee Smart Thermostat, Kwikset Smartcode Deadbolt, 220 Volt Outlet in Garage, & MyQ Smart Garage Door Opener

QUALITY CONSTRUCTION

- Guaranteed One Year Builder Warranty
- Constructed with Visionary Homes' reputable "Tight-Fit Method"
- Foam Barrier Around Doors and Windows
- Water Softener Rough-In
- R-50 Ceiling / R-19 Wall Insulation
- Energy Efficient Double Pane Windows
- 80% Efficient Furnace
- 50 Gallon Water Heater
- A/C Condenser Complete

