



# SNOW CANYON RESIDENCES

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## SPECIAL FEATURES

### MODERN EXTERIOR

- Modern Elevations with Premium Stucco
- Quality Stone Masonry
- Stamped & Colored Concrete Accents
- Lava Rock Retaining Walls
- Private Yards & Stucco Walls
- Entire Home Landscaping
- Exterior Landscape Lighting

### SPECIALTY KITCHEN

- Custom Cabinetry
- Oversized Island
- Quartz Countertops
- Tile or Quartz Backsplash
- Energy Efficient, Chef-Style Appliances

### CUSTOM BATHS

- Spacious Layouts
- Premium Tile Surrounds
- Custom Cabinetry
- Quartz Countertops
- Primary Tub Options

### SMART HOME TECHNOLOGY

- Alarm System
- Sound System
- Motion Sensored Lighting
- Temperature Controlled
- MyQ Garage Door System

### CONSTRUCTION QUALITY

- 2x6 Exterior Walls
- Thermal Pane Energy Rated Windows
- Ceilings up to 12 Feet
- Premium Trim Package
- Energy Efficient Home
- Climate Controlled Garage
- Water Softener
- Iron Entry Door System

### UNIVERSAL DESIGN - AGE IN PLACE

- Single Level Living
- Oversized Doorways & Hallways
- Low Threshold Entries
- Comfort Height or ADA Height Toilets
- Roll in Showers
- Shower Bench (Primary)

### COMMUNITY FEATURES

- ★ Accessible Nature Trails
- ★ Dog Parks (2)
- ★ Amenities & Robust Social Calendar
- ★ Variety of On-Site Restaurant Options
- ★ Optional Social Membership & Concierge Services
- ★ Advancing Care Services Within Community

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FOR OWNERSHIP CALL

**435.772.8536**

10/21/2024

SNOW CANYON RESIDENCES, LLC

WWW.SNOWCANYONRESIDENCES.COM

MARKETED BY ERA BROKERS CONSOLIDATED



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## RESIDENCES

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### OPTIONAL UPGRADES

#### MODERN EXTERIOR

- Outdoor Pergolas
- Exterior Misting System
- LED Perimeter Lighting Package
- Additional Fireplace(s)
- Pool/Spa
- Outdoor Kitchen
- Outdoor Audio
- Fire pit(s)

#### REFINED INTERIOR

- Wood Beams
- Feature Walls
- Home Wine Cellar/Bar
- Appliance Options
- Smart Toilets
- Grab Bars
- Special Niches/Lighting

#### SMART HOME TECHNOLOGY

- Central Tablet Control System
  - Customized Programming & Audio Package
  - Electric Blind Controls
  - Interior & Exterior Lighting Control

#### CONSTRUCTION QUALITY

- Individual Heating/Air Conditioning
- Epoxy Garage Flooring
- Tankless Water Heater
- Central Vac
- Additional Cabinetry
- Heated Flooring

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