



**640 SOUTH  
MOLVENO TRAIL, ST.  
GEORGE, UT 84770**

**CALL FOR PRICE**

Sq ft: 2,177

Beds: 4

Bath: 3.5

## **ABOUT THIS HOME**

**MODEL NOW OPEN!**

Enjoy coming home to the Mirage Floorplan with 4 bedrooms and 3.5 bathrooms featuring a rental suite (ADU). This open rambler plan flows with 2,177 total square feet. Enjoy a gourmet kitchen with an oversized signature island making it an ideal space to entertain friends and family. With 9' ceilings throughout and 8' doors and lots of storage like a walk in pantry the home has unique details that set it apart. The spacious great room also includes a gorgeous dining room that's flooded with light and lots of windows that walks out onto the covered patio. Off the great room you will find a luxurious owner's suite with a spa-like bathroom; complete with a walk-in shower and huge walk-in closet. A unique point is the private rental suite (ADU) with a second kitchen, master suite and great room with an outside entrance and interior lockoff. Through the mudroom, you'll find a 3 car garage. With so much to offer, this is an amazing new home with lots of options to choose from to personalize your own unique property.

**FLOOR PLAN**

