



**663 SOUTH
MOLVENO TRAIL
#35, ST. GEORGE, UT
84770**

CALL FOR PRICE

Sq ft: 1,611

Beds: 3

Bath: 2.0

ABOUT THIS HOME

HIGHLIGHTED INCLUDED FEATURES:

Stunning Southwest Spanish elevation with stone accent upgrade

Expanded 3-car garage with 12' third bay, black garage door, and service door with sidewalk

Slab-on-grade design for easy, single-level living

Elegant 8' front entry door and 8' interior doors throughout

Open-concept kitchen with quartz countertops and oversized 6' x 5' island with sink

KitchenAid stainless steel gas appliance package

Upgraded cabinetry with soft-close dovetail construction, crown molding, and designer hardware

Owner's suite with 78" double-sink vanity and 60" x 42" walk-in tile shower with upgraded glass and dual shower head

Tile flooring in bathrooms and laundry

Luxury vinyl and upgraded carpet selections

Custom mudroom bench and upper laundry cabinets for added storage

Enhanced lighting with can packages in kitchen, dining, family room, and bedrooms

Ceiling fan upgrades and Smart TV wiring included

Energy-efficient furnace & AC system

FLOOR PLAN

