



**671 SOUTH  
MOLVENO DRIVE  
#34, ST. GEORGE, UT  
84770**

**SINGLE FAMILY  
CALL FOR PRICE**

Sq ft: 1,852  
Beds: 3  
Bath: 2.0

## **ABOUT THIS HOME**

### **HIGHLIGHTED INCLUDED FEATURES:**

- Striking Southwest Spanish elevation with stone accent upgrade
- 2-car garage with black garage door, opener, and service door
- Slab-on-grade design for easy, accessible living
- Oversized sliding glass door for indoor-outdoor connection
- Gourmet kitchen with quartz countertops and a spacious 9' x 3' island with sink
- Premium KitchenAid stainless steel gas appliance package
- Upgraded cabinetry with soft-close dovetail construction, crown molding, and designer hardware
- Owner's suite with 72" double-sink vanity and a 72" x 42" walk-in tile shower with upgraded glass
- Tile flooring in the primary bath, secondary bath, and laundry
- Luxury vinyl and upgraded carpet selections throughout
- Thoughtful storage upgrades including mudroom bench and closet shelving package
- Enhanced lighting with can packages in kitchen, dining, family room, and bedrooms
- Ceiling fan prewire upgrades and Smart TV enclosure included
- 200-amp electrical panel and energy-efficient furnace & AC system

## FLOOR PLAN

