SNOW CANYON
RESIDENCES

BLACKRIDGE | 2,771 sq. ft.

Retirement Elevated

A sophisticated three-bedroom home with flexible spaces, a private casita, and effortless single-level living.

3 BEDS

3 BATHS

2 CAR GARAGE

FLEX ROOM

STUDIO CASITA

SCAN HERE

Learn more about Snow Canyon Residences

* Exterior colors, floor plans, and actual square footage may vary slightly from those shown.

2778 W Lava Hills Rd, Santa Clara, Utah 84765 | (385) 452-9940 | SnowCanyonResidences.com

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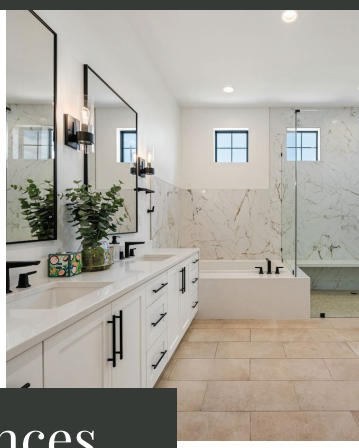

BLACKRIDGE | Buyer Selections & Allowances

Buyer Selections	Allowance
Exterior stucco color	Included
Exterior stone / tile	Included
Door hardware, finish & color	Included
Entry door - select from options	Included
Garage door - select from options	Included
Paint color - two-color / two-sheen	Included
Flooring	$38,000
Tile - floors and walls	$23,000
Plumbing fixtures	$3,000
Bathroom accessories	Included
Cabinets	$38,000
Countertops - all locations	$25,000
Lighting fixtures	$3,000
Smart home system - select a package	Basic Included
Appliance package	$29,000
Landscape & Hardscape	$23,000
Lava rock and stucco block Walls	Dependent on lot

Allowances are subject to the terms of the applicable purchase agreement and selection process.

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BLACKRIDGE | Standard Features

Construction Quality
- High-efficiency home
- Energy-rated construction
- Thermal-pane energy-rated windows
- Wired for smart toilets
- Insulated garage doors
- Climate controlled casita

Age in Place
- Spacious layout (Home & restrooms)
- Single floor living
- Wide doorways and hallways
- Low-threshold entrances
- Private casita
- Door levers
- Roll-in showers
- Comfort height toilets

Design Features
- Spacious layout
- Ceilings up to 12 ft high
- Solid-core 8 ft high interior doors
- Hardwood and tile floor

Chef Designed Kitchen
- Custom cabinetry
- Oversized island
- Premium quartz countertops
- Tile or quartz backsplash
- Oversized fridge/freezer w/ water and ice dispenser
- Chef-style gas range cooktop
- Built-in wall ovens
- Built-in microwave
- Quiet dishwasher

Restrooms
- Roll-in showers
- Premium tile surround
- Wall-mounted cabinetry
- Quartz countertops

Smart Home Technology
- Fiber to home
- Wi-Fi repeaters
- Alarm system
- Motion-activated lights
- Doorbell – Camera & voice
- Smart temperature control
- Smart light control (main areas)
- Smart front door lock
- Smart garage door openers
- Smart irrigation system

Modern Exterior
- Modern elevations w/ acrylic stucco
- Stone masonry accents
- Stamped concrete
- Local lava rock retaining walls
- Gated yard w/ concrete stucco walls
- Fully landscaped with lighting

Community Features
- Social memberships to resort-style
- community (Optional)
- Top of list for community care living
- Connection to St George trail system
- Dog parks

BLACKRIDGE | Optional Upgrades

Construction Quality

- Water purification system
- HVAC humidifier system
- Water softener
- Central vacuum system
- On demand tankless hot water
- Car charger in garage
- Climate controlled garage (minisplit system)

Design Features

- Interior wood beams
- Interior and exterior fireplaces
- Theater
- Feature walls
- Wine room
- Epoxied garage floor
- Entry door - oversized metal pivot door
- Elegant black glass garage door

Restrooms

- Smart toilet
- Shower bench
- Grab bars

Smart Home Technology

- Central tablet control system
- Control 4 system (allows all smart systems to be programmed)
- Home sound system
- Blind control
- Lighting control
- Custom AV packages available

Modern Exterior

- Aluminum pergolas
- Roof over patios
- Exterior misting system
- Fire pit
- Spa
- Colored concrete