



SNOW CANYON RESIDENCES



COPPER ROCK | 2,019 sq. ft.

Retirement Elevated

A beautifully appointed two-bedroom home with flexible space, a dedicated office, and effortless single-level living.



2 BEDS



2 BATHS



2 CAR
GARAGE



FLEX ROOM



OFFICE

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](https://www.SnowCanyonResidences.com)



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COPPER ROCK | 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	\$15,000
Tile - floors and walls	\$3,000
Plumbing fixtures	\$1,000
Bathroom accessories	Included
Glass hardware finish	Included
Mirrors	Included
Cabinets	\$22,000
Countertops - all locations	\$9,000
Lighting fixtures	\$1,200
Smart home system - select a package	Basic Included
Appliance package	\$5,000
Landscape & Hardscape	\$13,000
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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COPPER ROCK | Standard Features

Construction Quality

- High-efficiency home
- Energy-rated construction
- Thermal-pane energy-rated windows
- Wired for smart toilets
- Insulated garage doors

Age in Place

- Spacious layout (Home & restrooms)
- Single floor living
- Wide doorways and hallways
- Low-threshold entrances
- Door levers
- Comfort height toilets

Design Features

- Spacious layout
- Ceilings up to 10 ft high
- Solid-core 8 ft high interior doors

Kitchen

- Custom cabinetry
- Quartz countertops

Restrooms

- Wall-mounted cabinetry
- Quartz countertops

Smart Home Technology

- Fiber to home
- Wi-Fi repeaters
- Alarm system
- Smart thermostat
- Smart front door lock
- Smart garage door openers
- Smart irrigation system
- Doorbell - Camera & voice

Modern Exterior

- Modern elevations with acrylic stucco
- Stone masonry accents
- Local lava rock
- 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





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COPPER ROCK | Optional Upgrades

Construction Quality

- Water softener
- Central vacuum system
- On demand tankless hot water
- Climate controlled garage (mini-split system)
- Climate controlled casita (mini-split system)
- Water purification system
- HVAC humidifier system

Age in Place

- Roll-in showers

Design Features

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

Design Kitchen

- Tile or quartz backsplash
- Oversized fridge/freezer with 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
- Shower bench
- Smart toilet
- 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
- Home sound system
- Motion-activated lights
- Smart light control (main areas)
- Cameras

Modern Exterior

- Stamped concrete
- Colored concrete
- Gated yard with concrete stucco walls
- Aluminum pergolas
- Roof over patios
- Exterior misting system
- Fire pit
- Spa

