



SNOW CANYON RESIDENCES



IRON MOUNTAIN | 2,500 sq. ft.

*Retirement
Elevated*

2765 Lava Valley Way

\$1,250,000



2 BEDS



2.5 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.





SNOW CANYON

RESIDENCES

IRON MOUNTAIN | Features

Turnkey Luxury Living

- Furnished
- Move-in ready for immediate enjoyment

Comfort & Convenience

- Multi-zone HVAC system
- Climate-controlled garage
- Tankless water heater
- Water softener system
- Central vacuum system
- EV charging station ready

Architectural Distinction

- Private Casita Entrance
- Expansive 12' & 10' ceilings
- Designer feature walls
- Great room fireplace
- Oversized pivot entry door
- Black glass garage door (Storefront)
- Epoxy-coated garage floors

Gourmet Chef Inspired Kitchen

- Oversized island for gathering & entertaining
- Quartz countertops & backsplash
- Signature appliance package
- Workstation undermounted sink
- Under-cabinet lighting

Custom Cabinetry & Storage

- Custom-built cabinetry throughout
- Soft-close cabinets & drawers
- Walk-in pantry
- Built-in closet systems & cabinetry
- Mudroom built-in Bench
- Laundry room cabinetry
- Elegant toe-kick lighting

Primary Suite Retreat

- Freestanding soaking tub
- Dual vanities

- Walk-in shower with bench
- Premium tile selections
- Designer wall sconces
- Under-vanity lighting

Laundry Room

- Dedicated laundry room
- Laundry sink
- Washer & dryer included

Casita

- Separate entrance
- Kitchenette with Built-in cabinetry
- Separate climate control system

Smart Home Integration

- Control4 Whole-Home Automation System
- In-Wall Control4 Touchscreen & Mobile App Control
- Integrated Smart Security System
- Video Doorbell & 3 Exterior Security Cameras
- Smart Thermostats w/ Remote Access
- Motorized Window Shades
- Smart Lighting Control w/ Custom Scenes
- 4-Zone Multi-Room Audio System
- Two Smart TVs Included
- Smart Door Locks
- Central Vacuum System
- Pre-Wired for Outdoor Audio & Entertainment

Outdoor Living & Entertaining

- Gas grill connection
- Misting system ready

Exterior Features

- Stone accents
- Maintained Landscaping
- Stamped and colored concrete
- Gated Yard

