



SNOW CANYON RESIDENCES



CAYENNE | 1,670 sq. ft.

*Retirement
Elevated*

2755 Lava Hills Road

\$899,000



2 BEDS



2 BATHS



FLEX ROOM



2 CAR
GARAGE

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



SNOW CANYON

RESIDENCES

CAYENNE | Features

Comfort & Convenience

- Climate-controlled garage
- Tankless water heater
- Water softener system
- EV charging station ready

Architectural Distinction

- Expansive 10' ceilings
- Great room fireplace
- Black garage door

Gourmet Chef Inspired Kitchen

- Oversized island for gathering & entertaining
- Quartz countertops options
- Designer tile backsplash
- LG appliance packages
- Workstation sink Undermounted
- Under-cabinet lighting

Custom Cabinetry & Storage

- Custom Open shelves cabinetry
- Soft-close cabinets & drawers
- Laundry Stackable accessible
- Elegant toe-kick lighting

Primary Suite Retreat

- Dual vanities
- Roll-in shower
- Premium tile selections
- Designer wall sconces
- Under-vanity lighting

Casita

- Separate entrance

Smart Home Integration

- Qolsys IQ4 Smart Home & Security System
- Video doorbell camera
- Pre-Wired for exterior security cameras
- Smart Thermostat with App Control
- 2-Zone Built-In Audio System
- High-Speed Fiber Internet & Whole-Home Wi-Fi coverage
- Cat6 Structured Wiring throughout home
- Smart Lighting Control ready
- Smart Lock & Garage Door integration ready
- Voice Assistant compatible

Outdoor Living & Entertaining

- Gas grill connection
- Gas Fire Pit connection available
- Misting system ready

Exterior Features

- Stone accents
- Maintained Landscaping

