

Neighborhood Overview Guide

St. George, Utah, is home to a variety of neighborhoods, each offering distinct qualities and amenities that appeal to different lifestyles. From luxury gated communities to family-friendly suburban areas, St. George provides options that cater to a wide range of homebuyers. This guide offers a look into each neighborhood, including market trends, community features, and the lifestyle each area offers.



Black Desert

- **Snapshot:** Black Desert is an upscale community surrounded by the red rock landscape, offering luxury living with world-class amenities.
- **Real Estate Market:** Known for high-end properties, Black Desert continues to attract luxury buyers who value exclusivity and scenic surroundings.
- **Amenities:** Championship golf course, hiking trails, parks, and proximity to downtown St. George.
- **Ideal For:** Buyers looking for an elevated lifestyle in a high-end, scenic environment.



Bloomington Hills



- **Snapshot:** A peaceful, family-oriented neighborhood known for its friendly atmosphere and proximity to outdoor activities.
- **Real Estate Market:** Primarily single-family homes with steady appreciation, ideal for long-term residents and families.
- **Amenities:** Golf club, parks, trails along the Virgin River, and nearby shopping and dining.
- **Ideal For:** Families and retirees who enjoy a quiet, close-knit community.



Bloomington

- **Snapshot:** This established neighborhood offers a blend of family-friendly features, with easy access to parks and recreational facilities.
- **Real Estate Market:** Features spacious single-family homes with large yards and traditional designs.
- **Amenities:** Bloomington Country Club, trails, and local parks.
- **Ideal For:** Families and retirees looking for a well-established, welcoming community.



Brio

Snapshot: Located in Washington City, Brio is known for combining luxury with a lively, active lifestyle in a community that appeals to residents of all ages.



- **Real Estate Market:** A mix of upscale single-family homes and custom estates that appeal to active residents.
- **Amenities:** Resort-style pools, tennis and pickleball courts, and scenic walking trails.
- **Ideal For:** Active adults, families, and retirees seeking a resort-like experience close to urban conveniences.



Coral Canyon

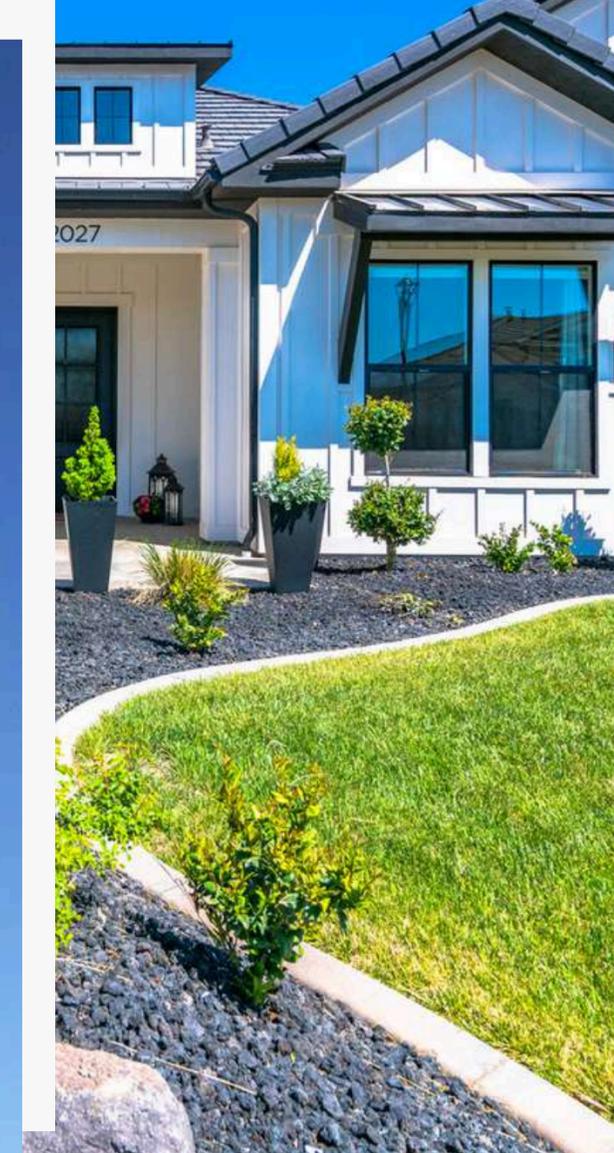


- **Snapshot:** Coral Canyon is a well-designed, master-planned community offering access to natural beauty and recreational amenities.
- **Real Estate Market:** Median prices cater to a range of budgets; homes maintain steady appreciation.
- **Amenities:** Golf course, fitness center, multiple parks, and over 10 miles of hiking and biking trails.
- **Ideal For:** Outdoor enthusiasts and families looking for a community with plentiful amenities.



Desert Canyons

- **Snapshot:** Desert Canyons combines modern infrastructure with a family-friendly atmosphere in a picturesque setting.
- **Real Estate Market:** The area features single-family homes and custom builds, with homes that appreciate due to the area's growth.
- **Amenities:** Access to Zion National Park, neighborhood parks, and a variety of community events.
- **Ideal For:** Families and outdoor enthusiasts drawn to scenic surroundings and modern conveniences.



Desert Color

Snapshot: Desert Color is a newer, eco-conscious community known for its unique lagoon and sustainable living practices.



- **Real Estate Market:** Homes designed with energy efficiency and sustainability in mind.
- **Amenities:** Lagoon, clubhouse, extensive trail systems, and proximity to shops and restaurants.
- **Ideal For:** Buyers interested in an eco-friendly, active lifestyle within a master-planned environment.



Divario

- **Snapshot:** A master-planned community centered around outdoor living, Divario is ideal for those who enjoy nature and recreation.
- **Real Estate Market:** Offers a variety of housing styles from family homes to condos, with growth potential.
- **Amenities:** Mountain biking and hiking trails, community parks, golf, and easy access to retail.
- **Ideal For:** Families, cyclists, and outdoor enthusiasts seeking a lifestyle with abundant recreational options.



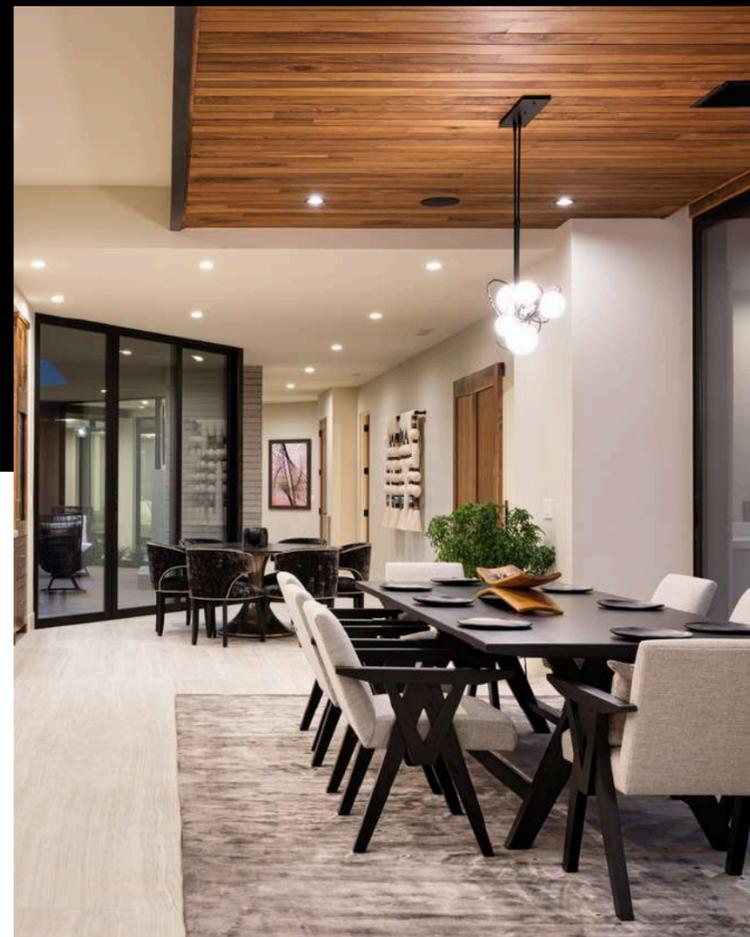
Dixie Springs

- **Snapshot:** Dixie Springs in Hurricane offers a family-friendly environment with easy access to outdoor activities.
- **Real Estate Market:** Diverse housing options, from affordable homes to custom builds, making it appealing to a variety of buyers.
- **Amenities:** Close to Sand Hollow State Park, golf courses, and regular community events.
- **Ideal For:** Families and adventure-seekers drawn to lakeside living and outdoor recreation.



Entrada

Snapshot: Entrada is a prestigious luxury community that combines stunning natural scenery with exclusive amenities.



- **Real Estate Market:** High-value properties that maintain strong demand among luxury buyers.
- **Amenities:** Championship golf course, clubhouse, spa, and proximity to Snow Canyon State Park.
- **Ideal For:** Luxury buyers and retirees seeking a secluded, resort-like lifestyle with premier amenities.



Foremaster Ridge



- **Snapshot:** Foremaster Ridge offers elevated, luxury living with panoramic views and proximity to urban conveniences.
- **Real Estate Market:** Upscale homes with scenic views, appealing to buyers seeking tranquility and comfort.
- **Amenities:** Close to hiking trails, the Virgin River, and St. George's urban amenities.
- **Ideal For:** Buyers who value both natural beauty and easy access to city amenities.



Green Springs

- **Snapshot:** A vibrant community in Washington that centers around golf, Green Springs provides scenic views and a peaceful environment.
- **Real Estate Market:** Stable appreciation with a mix of affordable to luxury homes.
- **Amenities:** Green Spring Golf Course, nearby parks, and access to shopping and dining options.
- **Ideal For:** Golfers, families, and retirees who value nature and city convenience.





Kayenta

- **Snapshot:** Known for its artistic and eco-conscious vibe, Kayenta is an upscale community focused on creativity and environmental sustainability.
- **Real Estate Market:** Custom homes with unique designs that blend with the natural landscape.
- **Amenities:** Kayenta Art Village, trails, studios, and proximity to national parks.
- **Ideal For:** Artists, retirees, and eco-conscious buyers seeking a unique and artistic living environment.



Ledges

Snapshot: The Ledges is a luxury golf community that caters to seasonal and permanent residents seeking sophistication and recreation.

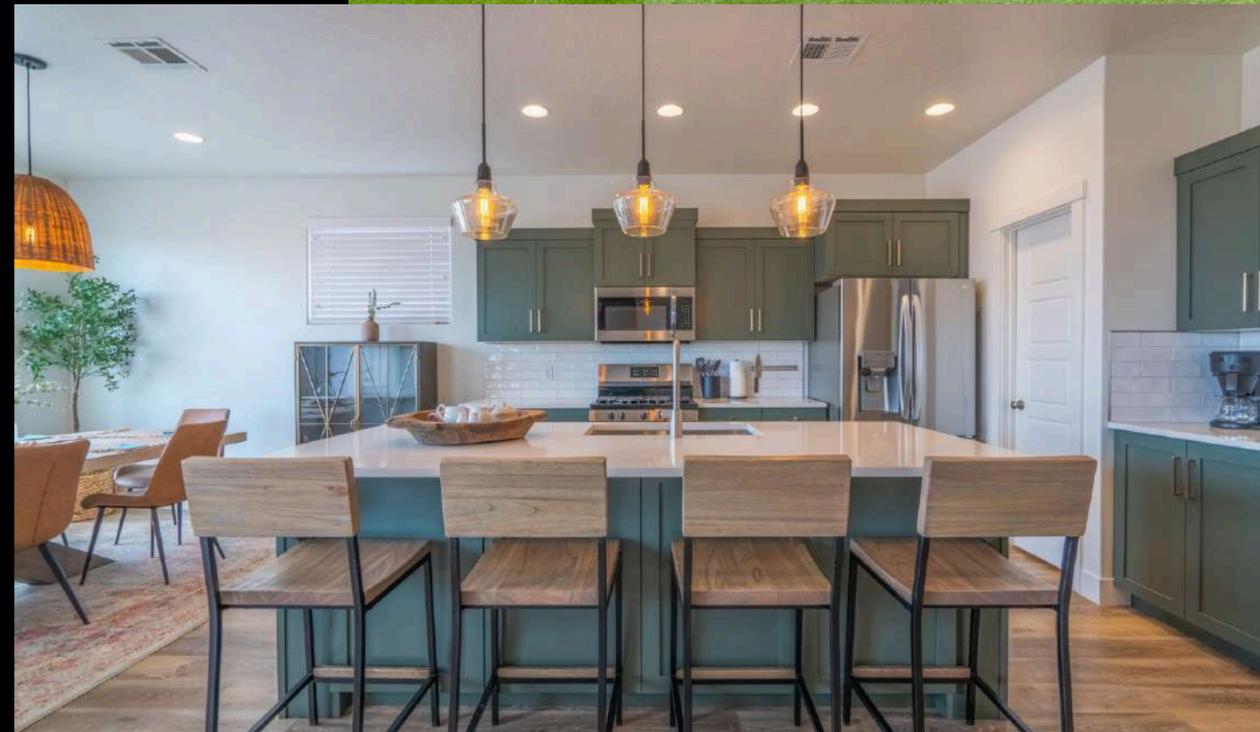
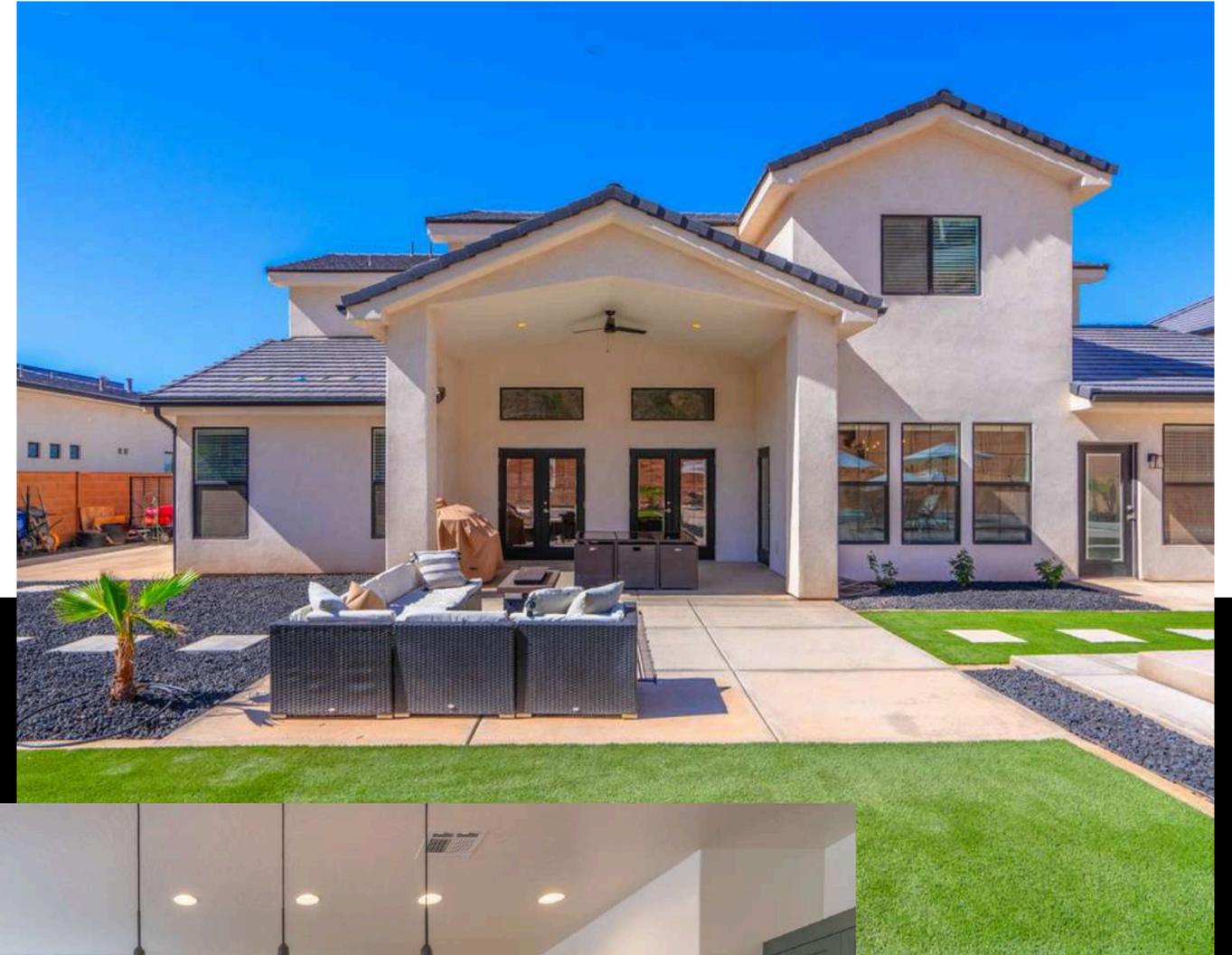


- **Real Estate Market:** High-end properties popular with both residents and investors.
- **Amenities:** Championship golf course, Fish Rock Grille, clubhouse, and nearby hiking trails.
- **Ideal For:** Golf enthusiasts, vacation homeowners, and luxury buyers.



Little Valley

- **Snapshot:** Little Valley is known for its family-friendly vibe, quality schools, and abundance of recreational facilities.
- **Real Estate Market:** Primarily single-family homes, making it ideal for families and long-term residents.
- **Amenities:** Parks, sports fields, shopping centers, and easy access to Zion National Park.
- **Ideal For:** Families seeking a supportive environment with quality schools and outdoor activities.



Sand Hollow

Snapshot: Sand Hollow, near Hurricane, offers an ideal blend of natural beauty, recreational options, and a close-knit community.



- **Real Estate Market:** Affordable to mid-range homes that appeal to diverse buyers.
- **Amenities:** Sand Hollow Reservoir, off-road trails, golf course, and a new waterpark.
- **Ideal For:** Adventure enthusiasts, families, and anyone who appreciates lakeside and desert activities.





Sky Mountain

Snapshot: Sky Mountain combines luxury living with Southern Utah's red rock landscapes and exceptional golfing.

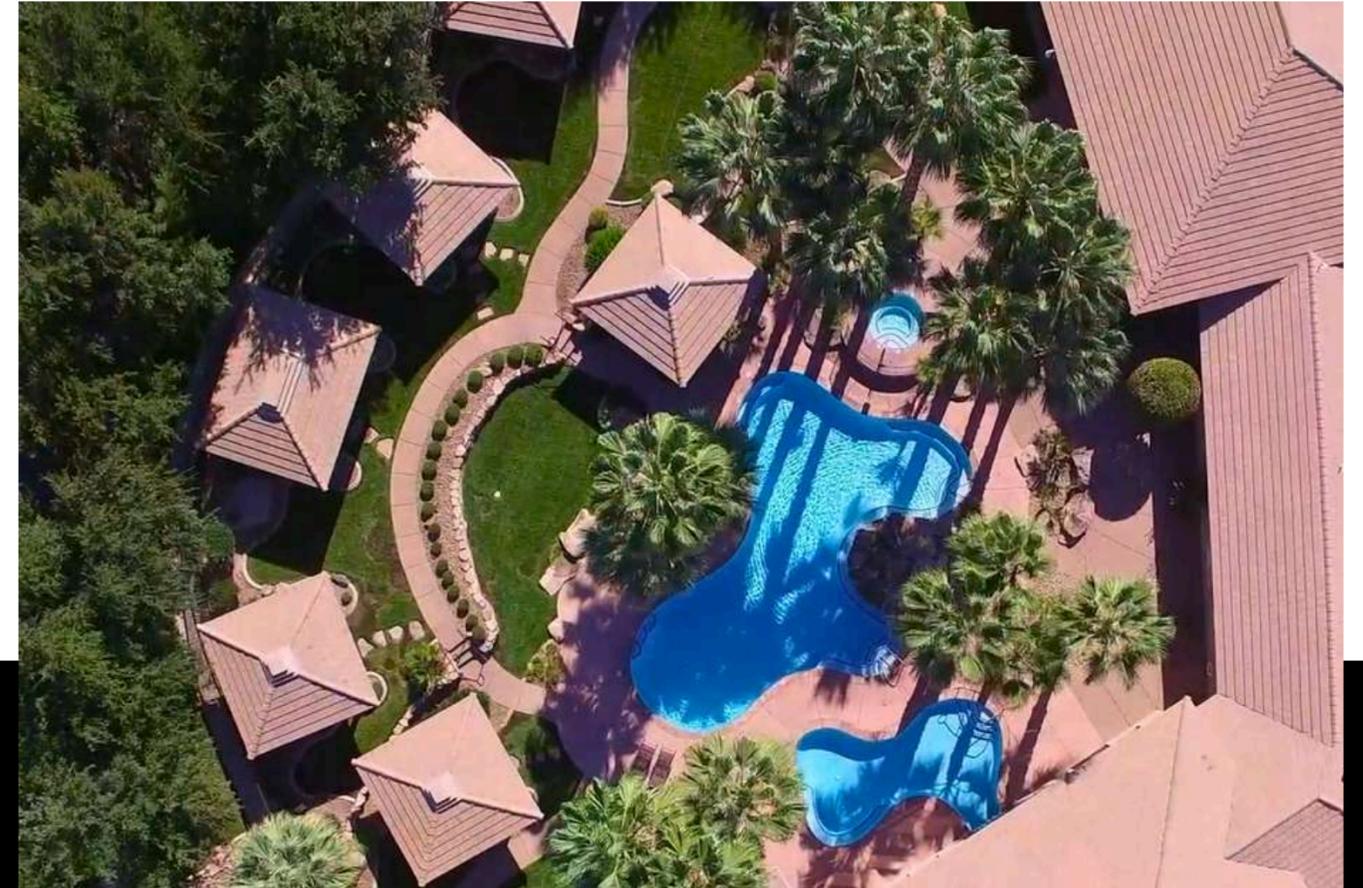


- **Real Estate Market:** Known for strong property values due to its scenic location and amenities.
- **Amenities:** Sky Mountain Golf Course, community clubhouse, swimming pool, and extensive trails.
- **Ideal For:** Golfers, nature lovers, and buyers seeking scenic beauty with access to city services.



Stone Cliff

- **Snapshot:** Stone Cliff is an exclusive, gated community known for luxury homes and breathtaking views.
- **Real Estate Market:** Luxurious properties with strong demand among affluent buyers, appreciating consistently.
- **Amenities:** Private clubhouse, 24-hour security, fitness center, and pools.
- **Ideal For:** High-net-worth individuals seeking privacy, exclusivity, and premier amenities.





Sunbrook

- **Snapshot:** Sunbrook is a golf-oriented, active community offering tranquility and scenic beauty.
- **Real Estate Market:** Moderate to upscale homes that appreciate due to location and quality of life.
- **Amenities:** Sunbrook Golf Club, community center, nearby trails, and parks.
- **Ideal For:** Golfers, retirees, and families looking for a scenic, active lifestyle.



Sun River

Snapshot: An exclusive active adult community in St. George, Sun River is known for its resort-like living for those aged 55+.



- **Real Estate Market:** Features a range of custom homes in an appealing, well-maintained community.
- **Amenities:** Golf course, clubhouse, fitness center, pools, and social clubs.
- **Ideal For:** Active adults and retirees seeking a vibrant, social environment.



Washington Fields

- **Snapshot:** A rapidly growing neighborhood that combines suburban charm with scenic beauty.
- **Real Estate Market:** Primarily single-family homes, catering to families and buyers looking for suburban living.
- **Amenities:** Parks, trails, schools, shopping, and access to outdoor recreation.
- **Ideal For:** Families and buyers seeking a suburban lifestyle with access to city amenities.



Stucki Farms



- **Snapshot:** Located in Washington City, Stucki Farms is a nearly 600-acre master-planned community that combines scenic beauty with a variety of home options, from cozy cottages to custom-built homes.
- **Real Estate Market:** Stucki Farms attracts a diverse range of buyers, offering strong investment potential due to its amenities and unique village-style layout.
- **Amenities:** Stucki Farms features approximately 140 acres of open space, 24 acres of lakes, 3.25 miles of walking paths, and a 7-acre amenity area with a Farmhouse Welcome Center, Barn Event Center, and resort-style pool.
- **Ideal For:** Families, retirees, and those looking for a versatile, amenity-rich community with abundant green spaces.



Get in Touch with Us!

This guide highlights the diverse neighborhoods of St. George, Utah, from upscale luxury communities to family-friendly suburban options. Contact us today to explore properties that fit your lifestyle and goals, and find your perfect neighborhood in the beautiful St. George area!



Kimette Hughes



435-668-1799



kimettehughes@gmail.com



Jay Payson



435-466-3784



realtorjayistheway@gmail.com