



What comes standard

Every twin home in Old Farms, at the price on the sign. Not an upgrade sheet you meet later.

THE PLAN

- Single-level twin home
- 4 bedrooms
- 2.5 bathrooms (2 full, 1 half)
- 1,600 sq ft
- Two-car attached garage
- Built 2026

KITCHEN

- Full-slab quartz countertops
- Waterfall-edge island, seats four
- Undermount sink, gooseneck faucet
- White shaker cabinetry
- Matte black hardware
- Walk-in pantry
- Pendant lighting over the island

APPLIANCES INCLUDED

- Stainless gas range
- Over-range microwave
- Dishwasher
- Side-by-side refrigerator
- Washer and dryer

BATHROOMS

- Quartz vanity tops
- Framed mirrors
- Matte black fixtures
- Tub and shower surround
- Powder bath off the main hall

INTERIOR FINISHES

- Wide-plank luxury vinyl flooring
- Carpet to bedrooms
- Recessed LED lighting
- Ceiling fan to the great room
- Two-panel interior doors
- Vinyl windows with blinds
- Dedicated laundry room

SYSTEMS

- Forced-air natural gas heat
- Central air conditioning
- Natural gas service
- Culinary water and sewer

EXTERIOR AND SITE

- Stucco with stone wainscot
- Architectural shingle roof
- Gooseneck exterior lighting
- Covered front entry
- Landscaped lot
- Block-walled rear yard
- Sliding glass door to rear

THE NUMBERS

- Price \$368,000
- Lot 4,356 sq ft (0.10 acre)
- Taxes approx. \$1,619 / yr
- HOA none
- MLS #2163655
- Parcel B-2049-0006-000W

COMMUNITY

- Old Farm Subdivision
- Cedar City, Utah 84721
- Canyon View Middle School
- Canyon View High School
- Iron County School District
- ~5 min to downtown and I-15

Compiled from MLS #2163655 and the builder's finish list. Features and specifications are subject to change — verify before purchase.

BUILT BY	SOLD BY	BROKERAGE	PLAN & PRICE	CALL TO SEE IT
			4 bed · 2.5 bath · 1,600 sq ft \$368,000 Model home: 133 W 2725 N	AJ Griffin · Griffin Real Estate Team 435-619-3465