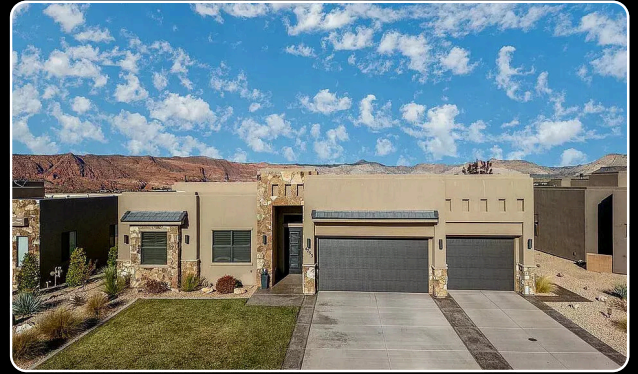




# St George Home Realtor

Active Listing in St George  
4753 N Cottontail DR  
St George, UT 84770



Experience modern living in a picturesque settings, nestled in the prestigious Ledges Golf Course community of St. George. This 3-bedroom, 2-bathroom home spans 2,255 sqft and offers an open-concept layout designed to maximize natural light and create a seamless flow between living spaces. The sleek, modern kitchen features GE appliances, providing both style and functionality, making it the heart of the home for gatherings and daily living.



Wired for Cable, Window, Double Pane, Window Coverings, Water Softener, Owned, Walk-in Closet(s), Sprinkler, Full, Sprinkler, Auto, Refrigerator, Oven/Range, Built-in, Microwave, Landscaped, Full, Fenced, Full, Disposal, Dishwasher, Ceiling Fan(s), Bath, Sep Tub/Shwr, Ceiling Fans, Custom Staggered Cabinets, Granite Countertops, Custom Island, Two Pantries, Plantation Shutters, Tinted Windows, Cozy Fireplace, Central Air Cooling, Auto Sprinklers, Fully Landscaped.



HOA Fee \$95/month, HOA Includes Common Area Maintenance, Residential Zoning, PUD, Mountain Views, Quiet Community, Close to Golf Course, Close to Services, 2020 Built, 2,255 SqFt, 4,356 SqFt Lot, Annual Tax \$4,920, Dixie High School District, Conventional and Cash Financing Accepted. Wood-like Tile Flooring, Large Covered Patio, Panoramic Views, Fully Fenced Yard, 4-Car Garage, Extra Deep Garage for 4th Car/Workshop, Shelving, Natural Gas Heating.

# Welcome to St. George Home Realtor!

## Call at 435-466-3784

Whether buying or selling, our local experts provide unmatched service and expertise.



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## Key Details

Property Type Singl Family Home

Sub Type Single Family Residence

Listing Status Active

Purchase Type For Sale

Square Footage 2,255 sqft

Price per Sqft \$332

Subdivision Ledges Of St George White Rocks

MLS Listing ID 25-257082

Bedrooms 3

Full Baths 2

HOA Fees \$98/mo

Abv Grd Liv Area 1,981

Originating Board Washington County Board of REALTORS®

Year Built 2018

Annual Tax Amount \$2,806

Tax Year 2024

Lot Size 4,356 Sqft

Acres 0.1

# Thank you for your consideration

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