




ELEVATED RESORT-STYLE LIVING IN BEAUTIFUL DESERT COLOR

5456 SOUTH LULA BAY PLACE | ST. GEORGE | DESERT COLOR



 5 BD

 5 BA

 2,608 SF

 .05 ACRES

The Value of This Residence

This property offers a rare opportunity to own a thoughtfully designed row-end townhome in one of Southern Utah's most exciting and amenity-rich communities. With five bedrooms, five bathrooms and 2,608 square feet, the home provides exceptional flexibility for a buyer looking for a nightly rental investment, second home, weekend retreat or full-time residence. The layout is especially valuable, with multiple en-suites, generous gathering spaces, a custom bunk room, two living areas and seamless indoor-outdoor entertainment areas that make the home ideal for hosting family, friends and guests. A buyer will love the lifestyle this property creates, from the welcoming front porch and open main-level living spaces to the upstairs entertainment room and private balcony with a hot tub, fire pit, TV and lounge seating. Located within walking distance of Desert Color's resort-style amenities, including the lagoon beach, heated pools, pickleball courts, parks, trails and open spaces, this townhome offers year-round enjoyment, strong guest appeal, long-term value and excellent investment potential in a highly desirable Southern Utah destination.

Summary of The Residence

This thoughtfully designed row-end townhome in Desert Color offers an exceptional blend of resort-style living, comfort and investment potential. Built in 2022 and featuring five bedrooms, five bathrooms and 2,608 square feet, the home is ideal as a nightly rental investment, second home, weekend retreat or full-time residence. The open layout is designed for gathering, with a spacious great room, two dining areas, a refined kitchen with center island and pantry, multiple en-suites, a custom bunk room that sleeps four, and an upstairs entertainment living room that opens to a private balcony with a hot tub, fire pit, TV and lounge seating. Additional features such as EV charging, a tankless water heater, water softener, zoned heating and A/C, TVs throughout and thoughtful storage add everyday convenience. Located within walking distance of Desert Color's sought-after amenities, including the lagoon beach, heated pools, pickleball courts, parks, trails and open spaces, this property delivers a highly desirable Southern Utah lifestyle with strong guest appeal and long-term value.

PROPERTY FEATURES

- Row-end townhome built in 2022, located in beautiful Desert Color
- 5 bedrooms, 5 bathrooms and 2,608 square feet
- Ideal as a nightly rental investment, weekend retreat or full-time residence
- Nightly rentals allowed
- Thoughtfully designed throughout for gathering, entertaining and hosting family, friends and guests
- Natural light throughout the home
- Open and inviting great room
- Two dining areas, plus a gathering table with generous seating for family and guests
- Ceiling fans in every bedroom, the great room and the upstairs entertainment living room
- Zoned A/C and forced air
- TV's in every bedroom, great room, entertainment living room and outdoor entertainment balcony

KITCHEN & MAIN LEVEL

- Open-concept kitchen with a spacious, functional layout
- Kitchen island
- Pantry
- Under-cabinet lighting
- Seamless connection to the great room and dining areas

BEDROOM & BATHROOM LAYOUT

- Two bedrooms and two bathrooms on the main level
- Three bedrooms and three bathrooms on the second level
- Three private bedroom en-suites
- Two additional bedrooms with direct bathroom access through attached doors
- Kids' bunk room that sleeps four
- Individual outlet and light in each bunk area
- Tile-to-ceiling showers
- Linen hall closet

UPSTAIRS ENTERTAINMENT SPACE

- Open upstairs entertainment living room
- Dining/card table area
- Ceiling fan
- Walkout access to outdoor entertainment balcony
- Balcony features a hot tub, fire pit, TV and lounge seating
- Stairway accent lighting leading upstairs

GARAGE, LAUNDRY & SYSTEMS

- 2-car garage
- EV charging outlet
- Tankless water heater
- Water softener
- Storage closets
- Laundry room

DESERT COLOR COMMUNITY & AMENITIES

- Walking distance to Desert Color amenities, including:
 - 2.5-acre lagoon beach
 - Heated pools
 - Pickleball courts
- Close to shopping, restaurants and entertainment
- Approximately 210 acres of developed parks, nature preserves and trail networks throughout the 3,350-acre Desert Color community
- Crush Golf + Grill at Desert Color Resort offers:
 - Full-service food
 - Sports bars
 - Outdoor patio
 - Mini golf
 - Private event space
 - Climate-controlled tee boxes for all levels of players

WHAT IS INCLUDED WITH MONTHLY HOA DUES

- Amenities
- Internet
- Master, neighborhood and resort fees
- Water assessment