WASHINGTON COUNTY, UTAH

THE COMPLETE AREA & RELOCATION GUIDE • 2026 EDITION



Find your place among the red rocks, welcoming communities and wide-open Southern Utah landscapes.

PRESENTED BY YOUR LOCAL REAL ESTATE PROFESSIONAL

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Helping you find your place in Southern Utah.


ST. GEORGE


WASHINGTON


IVINS

A practical guide to communities, neighborhoods, recreation, home search resources and the details that make a move easier.

AI-generated, location-inspired imagery; illustrative, not documentary photography.

1. Discover Washington County

Southern Utah offers a range of lifestyles—from a lively regional hub to small-town neighborhoods, mountain communities and rural open space. Explore the places below, then compare them in person at different times of day.

COMMUNITY	GET TO KNOW IT
St. George	Regional center for shopping, healthcare, dining, entertainment and established neighborhoods.
Washington	Growing residential areas, parks and access to the St. George–Hurricane corridor.
Hurricane	Outdoor recreation, golf and access to Sand Hollow and nearby reservoirs.
Ivins	Red-rock setting, arts and access to Snow Canyon and Tuacahn.
Santa Clara	Scenic residential areas and community amenities near western St. George.
La Verkin & Toquerville	Smaller-town feel with access to regional outdoor recreation.
Springdale & Rockville	Gateway communities near Zion National Park.
Pine Valley & Dammeron Valley	Higher-elevation scenery, cooler seasons and a quieter pace.
Enterprise & Veyo	Rural lifestyle, open space and a more small-community setting.

Start with these local orientation resources

Greater Zion visitor information • Washington County official links and services • 2026 Greater St. George Area Guide

Tip: Drive the route to work, grocery stores and healthcare at the times you would normally travel. Ask about seasonal traffic, water restrictions, HOA rules and short-term rental policies before choosing a property.


SANTA CLARA


NEW HARMONY


SAND HOLLOW / HURRICANE

2. Neighborhood & Community Guide

Each community has its own character. These brief descriptions are starting points—not guarantees about price, availability, amenities or HOA rules. Verify details for the specific property and association.

A quick neighborhood comparison

AREA	GENERAL LIFESTYLE	GOOD QUESTIONS TO ASK
Little Valley	Residential, parks and family-oriented amenities.	Which parks, schools and commute routes serve this address?
Desert Color	Planned community with resort-style features and a lagoon.	What amenities are included, and what are the HOA fees and rules?
SunRiver	Active-adult community and lifestyle amenities.	What age, occupancy and community rules apply?
Entrada	Luxury homes, golf and scenic surroundings.	What are the club, gate, golf and association costs?
Coral Canyon	Golf, residential amenities and regional access.	Which amenities are public, private or fee-based?
Kayenta	Arts, distinctive architecture and desert landscapes.	Are there design guidelines, lot restrictions or special maintenance needs?
Bloomington / Washington Fields	Established neighborhoods and growing residential areas.	How do utilities, schools, traffic and future development affect this location?

Explore communities: St. George community directory • Community search and neighborhood overview


LITTLE VALLEY / ST. GEORGE


IVINS


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3. Things to Do & Local Attractions

One of the region's biggest lifestyle draws is the ability to pair everyday conveniences with outdoor adventure, arts and live entertainment.

- **Snow Canyon State Park** — Hiking, biking, photography, scenic drives and striking sandstone and lava landscapes.
- **Sand Hollow State Park** — Boating, swimming, fishing, paddling, camping and off-highway vehicle recreation.
- **Zion National Park** — Iconic canyon scenery, hiking, wildlife viewing and scenic drives. Check alerts, shuttle information and permits before visiting.
- **Tuacahn Amphitheatre** — Outdoor musicals, concerts and live entertainment in a dramatic red-rock setting.
- **Red Hills Desert Garden** — A landscaped desert garden with native plants and interpretive features.
- **Thunder Junction All Abilities Park** — Inclusive play and recreation in St. George.

Plan a visit

Greater Zion trip planning • Utah State Parks • Zion National Park alerts and planning

Outdoor reminder: Desert temperatures, flash-flood risk, trail closures and seasonal access can change quickly. Check official alerts, carry water and stay on designated trails.


RED ROCK COUNTRY


SAND HOLLOW


NEW HARMONY VALLEY

4. Explore the Area: Maps, Services & Local Life

Use these links to get oriented, explore services and build your own list of favorite places.

Interactive map & geographic resources

- Open Washington County in Google Maps
- Washington County subdivision map (PDF)
- Washington County maps and precinct resources

Schools, education & family resources

- Washington County School District
- Utah Tech University
- St. George City parks and recreation
- Washington County government services

Transportation & regional information

- SunTran routes and service information
- Greater Zion visitor information
- Greater St. George Chamber of Commerce

Always verify school boundaries using the exact property address. Attendance boundaries and program availability can change.

Local dining & places to explore

Dining names to add to your personal shortlist: George's Corner Restaurant • Tacos Plaza • Royal Thai Cuisine • Cliffside Restaurant.

Community attractions to explore: Dixie Rock • Red Hills Desert Garden • Thunder Junction All Abilities Park. Use the map links above to confirm current locations, hours and access.


ST. GEORGE


WASHINGTON


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5. Home Search Tools

A thoughtful home search starts with lifestyle, budget and the total cost of ownership—not just the list price. Compare properties and neighborhoods side by side.

Home search resources

- St. George real estate and community search
- Southern Utah community and buyer resources
- Realtor.com — St. George homes
- Greater St. George Chamber Area Guide

Personalized homebuyer checklist

- Get mortgage preapproval
- Determine purchase budget and cash-to-close
- Choose preferred communities
- Compare property taxes and HOA fees
- Research school boundaries
- Review insurance costs and availability
- Check utilities, water and internet services
- Arrange inspections and review disclosures
- Review rental restrictions and local rules
- Complete final walkthrough

Before you write an offer

Ask about roof age, HVAC, water heater, sewer or septic, irrigation, solar agreements, insurance claims, special assessments, HOA reserves, rental restrictions, property boundaries and any planned nearby development. Have qualified professionals review matters outside your real estate agent's expertise.


IVINS


NEW HARMONY


WASHINGTON COUNTY

6. Moving to Washington County

New resident checklist

- Research neighborhoods and commute times
- Arrange housing and moving dates
- Set up electricity and utilities
- Arrange water and trash services
- Set up internet
- Update driver's license and vehicle registration
- Register children for school, if applicable
- Locate healthcare providers and pharmacies
- Find grocery stores and shopping
- Explore parks, recreation and community events

Important community resources

- Washington County Government
- Washington County School District
- SunTran
- St. George City
- Greater Zion
- Utah State Government


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SAND HOLLOW / HURRICANE


ST. GEORGE

7. Local Coupons & Savings

Offers checked November 5, 2026. These are live listings at the time of verification, not guaranteed future prices. Confirm availability and final terms before purchase. App-based offers require claiming the deal in the St. George Direct app and following its redemption steps.

St. George Direct offers

Street Eats — $10 off two meals and two drinks. St. George offer; one use per person. Claim in the app and show the redemption confirmation when ordering. No fixed expiration date is published; listed as available now. View current deal list.

Borens BBQ Smokehouse — buy a combo, get a kids meal free. Two combos qualify for two kids meals; repeatable on future qualifying visits. Claim in the app and show the confirmation when ordering. No fixed expiration date is published; listed as available now. View current deal list.

Spruce & Pine Hospitality — 25% off a standard 3-bedroom / 3-bathroom cleaning: $225 (regularly $300). Confirm the cleaning scope, any add-ons and scheduling before booking. Claim through the St. George Direct app; no fixed expiration date is published. View current deal list.

Sand Hollow Resort Stay & Play — 10% off qualifying lodging plus 20% off green fees. Two-night minimum. Lodging discount applies to qualifying vacation rentals, condos, suites and homes; enter code **STAY&PLAY** at checkout. Golf discount applies to Championship and Links green fees, not twilight rates; call the Pro Shop at (435) 656-4653 with the lodging confirmation number or provide it at tee-time check-in. Pricing and availability can change; offer listed while available. Official resort offer and booking details.

AAA member savings in St. George

The Crêpery: 20% off a meal at breakfast or lunch. **Morty's Cafe:** 20% off a meal. **Cafe FeelLove:** 10% off an order. These discounts apply before tax and gratuity and cannot be combined with other offers. **Tuacahn:** 10% off 2026–27 Broadway shows; present your AAA card at the box office, purchase in-branch or enter code **AAA10** at checkout; discount applies before tax.

Home services: Summit Air HVAC offers 10% off residential maintenance or tune-ups (maximum $100; exclusions include emergency after-hours service, warranty work, insurance claims, commercial projects and previously approved estimates; one offer per household/visit; cannot be combined). Western Pest Control lists 50% off the first visit or 10% off return visits; taxes excluded.

AAA listings were verified November 5, 2026; the page does not publish fixed expiration dates. Valid AAA membership required. Terms vary by merchant. See AAA St. George discounts and complete terms.
Publication note: Promotions can change or be withdrawn without notice. The guide lists only offers substantiated on the linked deal pages as of the verification date. Always confirm current eligibility, location, restrictions and redemption instructions directly with the provider.

Printable coupon organizer

- Restaurants and dining
- Home improvement
- Moving services
- Cleaning services
- Landscaping
- Golf and recreation
- Entertainment
- Shopping and retail

8. Your Washington County Bucket List

- Visit Snow Canyon
- Explore downtown St. George
- Spend a day at Sand Hollow
- Visit Zion National Park
- See a show at Tuacahn
- Try a local restaurant
- Visit a farmers market
- Explore a new neighborhood
- Find a favorite coffee shop
- Take a scenic Southern Utah drive


WASHINGTON COUNTY


NEW HARMONY


RED ROCK COUNTRY

9. Let’s Find Your Place in Southern Utah

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Whether you’re buying, selling, relocating or simply exploring, Juli is your resource for discovering Washington County.

Homebuyer & relocation inquiry worksheet

Name	
Email	
Phone	
I’m interested in	[] Buying [] Selling [] Relocating [] Exploring
Moving timeline	[] 0–3 months [] 3–6 months [] 6–12 months [] Flexible
Preferred areas	
Ideal home / additional notes	

Your move. Your lifestyle. Your Southern Utah home.

This worksheet is for your personal planning and can be printed or completed digitally using a PDF editor. It does not submit a lead or send information to a brokerage CRM.

Publishing note: This guide is an informational relocation resource, not a guarantee of school placement, property availability, costs, tax treatment, investment performance, or service quality. Neighborhood amenities, HOA rules, utility providers, coupons and attraction conditions can change. Confirm details independently and consult qualified professionals. Brokerage advertising, logo use, required license information, fair-housing language and any IDX/MLS content should be reviewed and approved by CENTURY 21 Everest before public distribution.

Buyer & Seller Preferences

Tell me what you are looking for. Complete the sections that apply and send your form to Juli.

Juli Danis | (435) 592-5577 | julidanis.homes@gmail.com https://www.southernutah-realestate.com

Your contact information

Full name

Email

Phone

I am interested in: ☐ Buying ☐ Selling ☐ Both ☐ Relocating

Best way to reach you

For buyers

Preferred areas

Price range

Beds / baths

Property type: ☐ Single-family ☐ Condo / townhome ☐ Land ☐ Other

Must-have features

Financing / pre-approval

Desired timeline

For sellers

Property address

Property type

Ideal timing

Updates / improvements

Goals / questions

Anything else you would like me to know?

Save your completed PDF and email it to julidanis.homes@gmail.com, or contact Juli directly at (435) 592-5577.