

PEACH SPRINGS ESTATES

AVAILABILITY & PRICING

CONTACT US:
435.200.1955
OR SCAN QR CODE



LOT NUMBER	LOT SIZE (ACRES)	LIST PRICE	AVAILABILITY
1	0.25	-	SOLD
2	0.30	-	SOLD
3	0.30	-	SOLD
4	0.30	-	SOLD
5	0.30	-	SOLD
6	0.39	-	SOLD
7	0.36	\$240,000	PENDING
8	0.28	\$200,000	AVAILABLE
9	0.28	\$210,000	AVAILABLE
10	0.28	-	SOLD
11	0.28	-	SOLD
12	0.28	-	SOLD
13	0.28	-	SOLD
14	0.28	-	SOLD
15	0.28	\$200,000	AVAILABLE

LOT NUMBER	LOT SIZE (ACRES)	LIST PRICE	AVAILABILITY
16	0.22	\$180,000	AVAILABLE
17	0.29	\$215,000	AVAILABLE
18	0.27	-	SOLD
19	0.27	-	SOLD
20	0.27	\$210,000	AVAILABLE
21	0.27	\$210,000	AVAILABLE
22	0.29	\$215,000	AVAILABLE
23	0.29	\$215,000	AVAILABLE
24	0.26	\$210,000	AVAILABLE
25	0.26	\$210,000	AVAILABLE
26	0.26	\$210,000	AVAILABLE
27	0.26	-	SOLD
28	0.26	\$210,000	AVAILABLE
29	0.29	-	SOLD
30	0.20	-	SOLD

THE WRIGHT TEAM
BUY SELL BUILD INVEST

KW ASCEND
KELLER WILLIAMS, REALTY

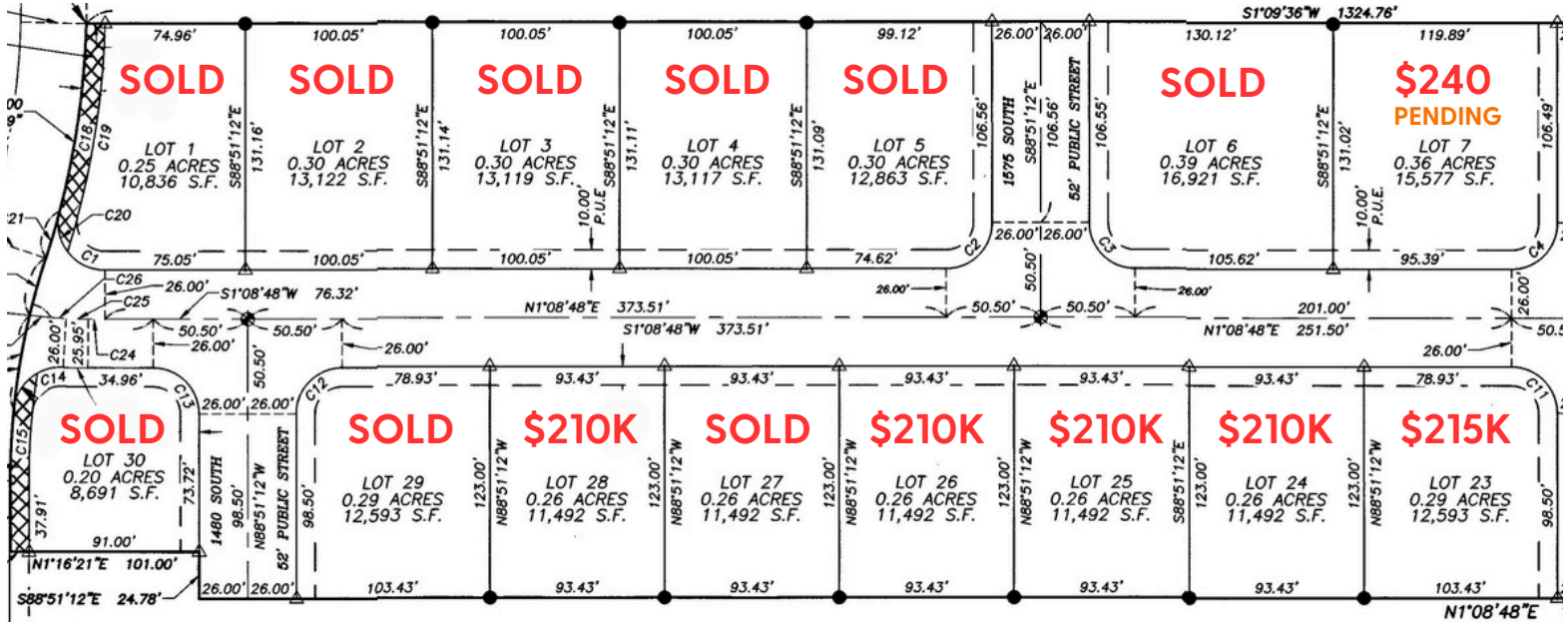
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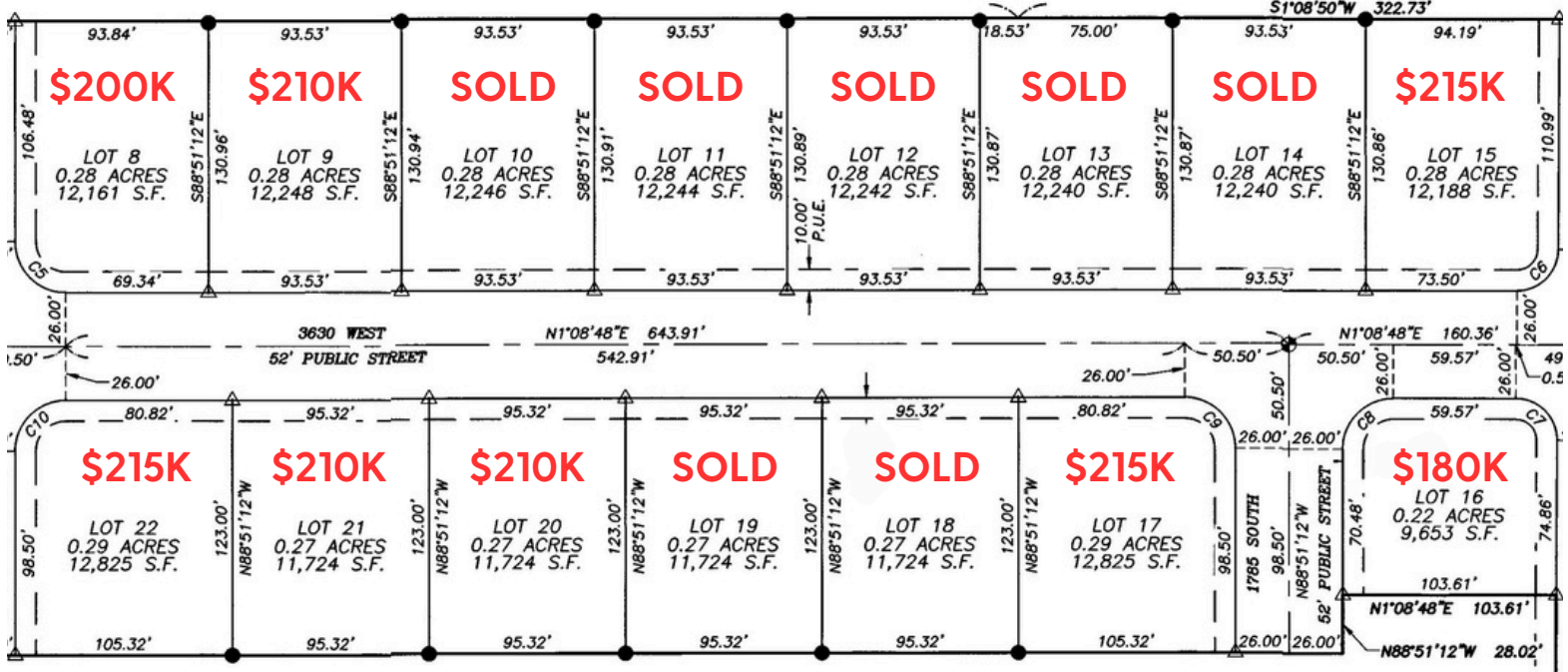


LOTS 1-7



LOTS 23-30

LOTS 8-15



LOTS 16-22

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HOA and Fees

- Master HOA: Part of the Gateway at Sand Hollow master association. Current fee is \$15 per month on completed homes, dedicated to maintenance of master perimeter and common areas.
- Transfer Fees & Assessments: Transfer fees are \$300 on resales. No additional assessments are currently levied at this time.
- ARC Review Fees: Current fee is \$2,294. This amount will be reduced from the Hurricane City building permit once the voucher is provided. See below for more details.

Lot Specifications and Readiness

- Zoning: Residential – 1 unit per 10,000 sq. ft.
- Pad Ready: Lots are pad ready. AGECE will issue pad certificates for each lot.
- Accessory Structures: Detached ADUs and/or detached garages are permitted in compliance with Hurricane City regulations.

Key Setbacks (Per Hurricane City)

- Front: 25 feet
- Rear: 20 feet
- Interior Side: 10 feet
- Corner Lot (Street Side): 20 feet

Utilities

- Water, Sewer, Natural Gas: Stubbed to property line. Connection fees are the responsibility of the buyer/builder at permit issuance.
- Power (Dixie Power): Conduit stubbed; meter installation pending.
- Internet/Fiber: Conduit installed.
- Secondary Pressurized Irrigation (SPI): Stubbed but not currently pressurized.

Short-Term Rentals (STRs) and ADUs

Are short-term or nightly rentals allowed?

- No. Short-term or nightly rentals, including Airbnb or VRBO, are not permitted in Peach Springs Estates. Hurricane City regulates short-term rentals by zoning, and Peach Springs Estates is not located within a short-term rental eligible zone.



Does owner occupancy allow an ADU to be used as a short-term rental?

- No. Owner occupancy does not create an exception. ADUs must follow the same zoning rules as the primary residence and may not be used for short-term or nightly rental purposes.

Are ADUs allowed to be used as long-term rentals?

- Yes. ADUs are permitted and may be rented on a long-term basis, provided they comply with Hurricane City ordinances, building and zoning requirements, and the Gateway at Sand Hollow Master Association CC&Rs.

Are long-term rentals allowed?

- Yes. Long-term residential rentals of both primary residences and permitted ADUs are allowed.

Architectural Review Committee (ARC)

Is ARC approval required to build in Peach Springs Estates?

- Yes. All new construction, exterior improvements, and accessory structures are subject to review and approval by the Gateway at Sand Hollow Architectural Review Committee (ARC). The ARC helps maintain architectural consistency, quality standards, and long-term property values throughout the community.

Is there an ARC review fee?

- Yes. An ARC review fee applies at the time plans are submitted. The fee covers architectural review, coordination, and compliance review. Current fees and submittal requirements are provided in the ARC application packet.

When does ARC approval occur?

- ARC approval is obtained prior to applying for a Hurricane City building permit. Buyers and builders will receive full ARC submittal guidelines during the design and permitting phase. ARC requirements and fees are subject to change, and buyers should confirm current guidelines at the time of plan submission.