

*Henry Walker Homes*  
VALENCIA



# VALENCIA

 *community*

## Divario Canyon Dr & Gap Canyon Pkwy



At Valencia you will enjoy stunning views of the red rock with plenty of nearby dining and shopping.



Take advantage of easy access to all Snow Canyon State Park has to offer, as well as close proximity to Sunbrook Golf Club.



Residents of Valencia will attend Arrowhead Elementary School, Tonaquint Intermediate School, Dixie Middle School and Dixie High School.



385.503.9013

HenryWalkerHomes.com  
1216 W. Legacy Crossing Blvd Suite 300  
Centerville, UT 84014



Henry Walker Homes reserves the right to modify or change the floor plans, elevations, home specifications, designs, features, options, prices or terms without notice or obligation. Home square footages are approximates and are subject to change.

# VALENCIA

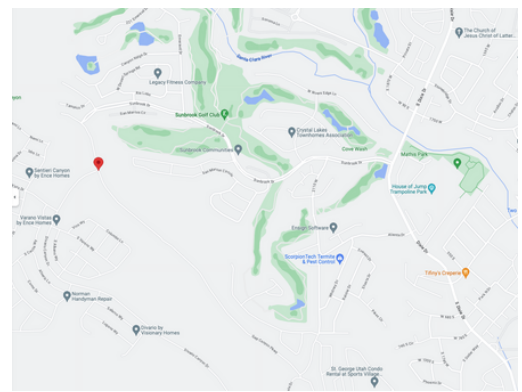
community

## FLOOR PLAN KEY

- A** ALBA
- S** SOLA
- R** REVI
- F** FLORI



Divario Canyon Dr. & Gap Canyon Pkwy



**S** SOLD   **Q** QUICK MOVE-IN HOME   **M** MODEL

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## SPEC HOMES



THE ALBA  
Unit 1  
Move-in Ready  
**\$509,000!**



THE SOLA  
Unit 34  
Move-in Ready  
~~\$447,006~~  
**\$439,999**



THE ALBA  
Unit 2  
Move-in Ready  
**\$519,000**



THE ALBA  
Unit 36- MODEL  
**SOLD!**



THE ALBA  
Unit 37  
**SOLD!**



THE SOLA  
Unit 38  
~~\$466,067~~  
**\$456,067**



THE SOLA  
Unit 39  
~~\$484,838~~  
**\$474,838**



THE ALBA  
Unit 40  
**\$499,999**



801.383.2657

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ALBA - 2 PLEX



**FOR A LIMITED TIME**  
Window Coverings,  
Fridge, Washer &  
Dryer are **INCLUDED**  
**+15k your way**  
on ALL Townhomes!



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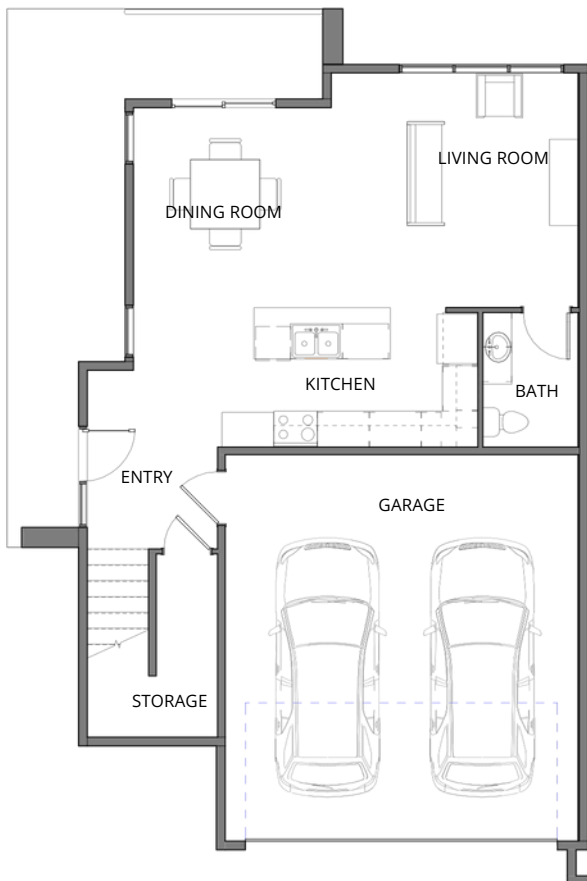
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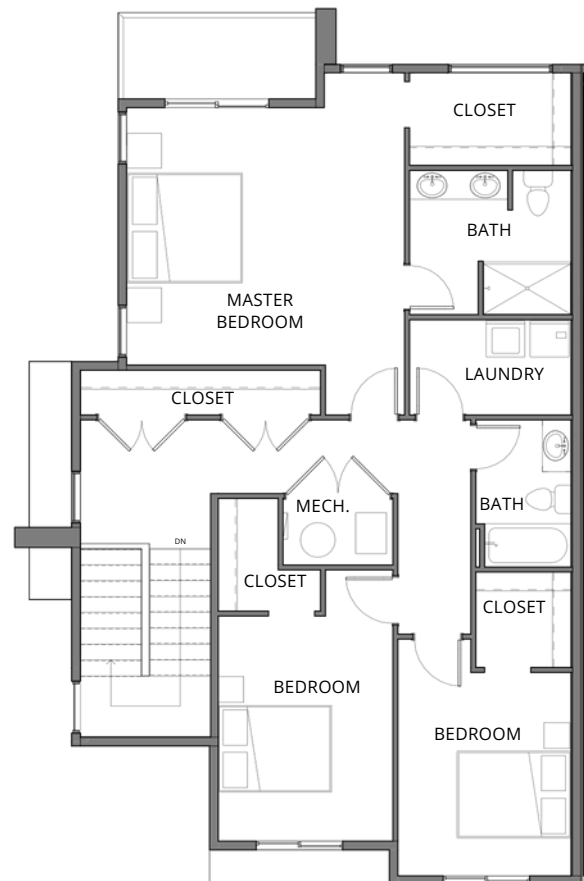
## ALBA

3 BED / 2.5 BATH  
1,890 SQ FT  
2 CAR GARAGE

\$489,000



MAIN LEVEL



SECOND LEVEL



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SOLA - 3 PLEX



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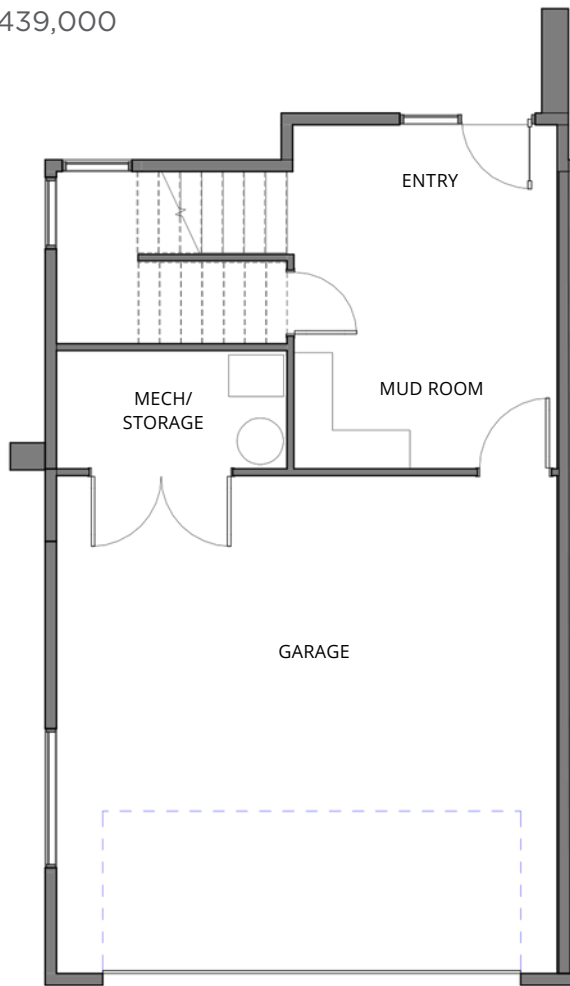
# VALENCIA

community

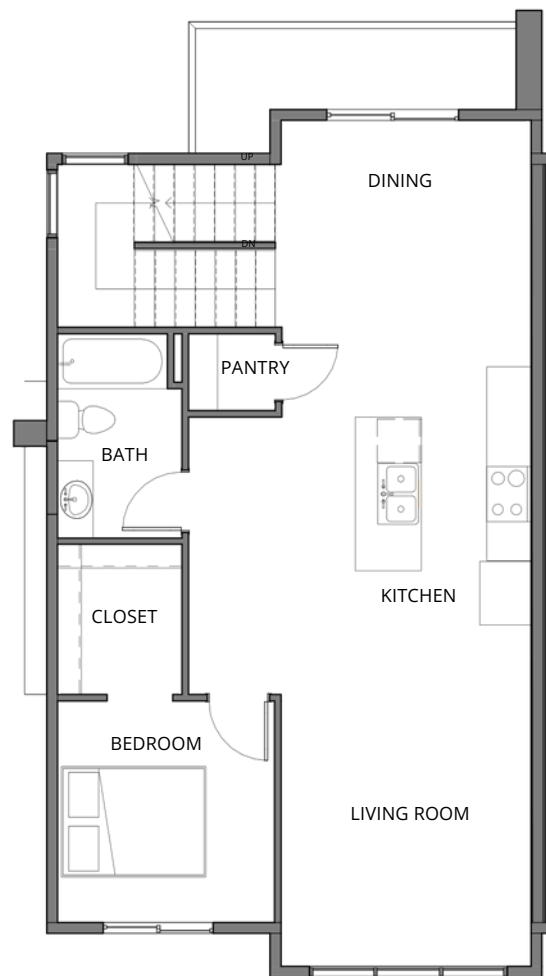
## SOLA

3 BED / 3 BATH  
1,888 SQ FT  
2 CAR GARAGE

\$439,000



MAIN LEVEL



SECOND LEVEL



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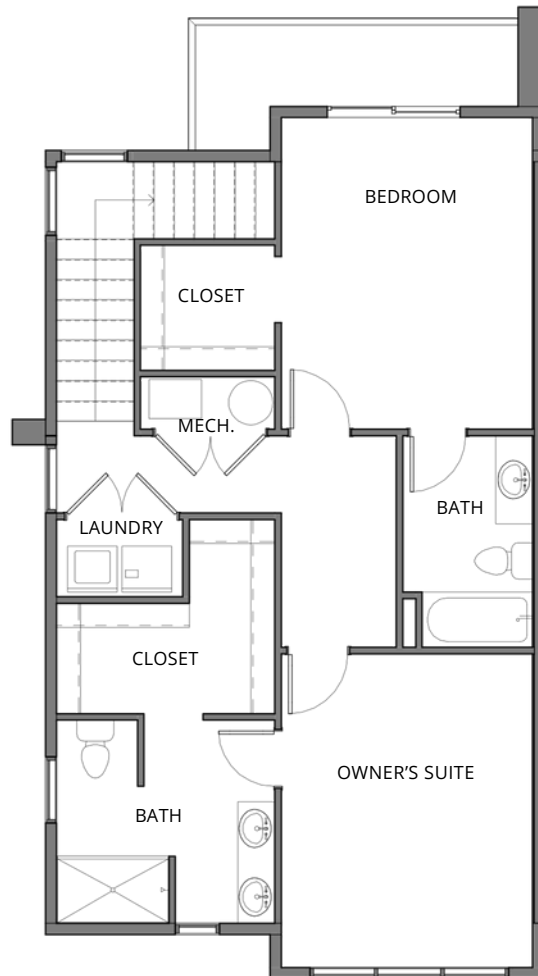
# VALENCIA

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## SOLA

3 BED / 3 BATH  
1,888 SQ FT  
2 CAR GARAGE

\$439,000



THIRD LEVEL



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## FLORI - FRONT LOAD END UNIT



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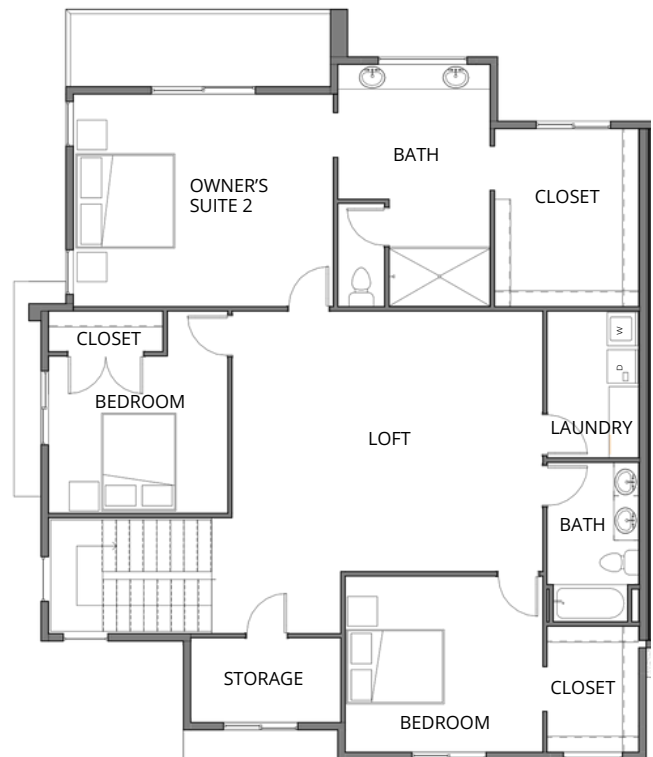
## FLORI

4 BED / 3.5 BATH  
2,667 SQ FT  
2 CAR GARAGE

\$589,000



MAIN LEVEL



SECOND LEVEL



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## REVI - FRONT LOAD MIDDLE UNIT



**FOR A LIMITED TIME**  
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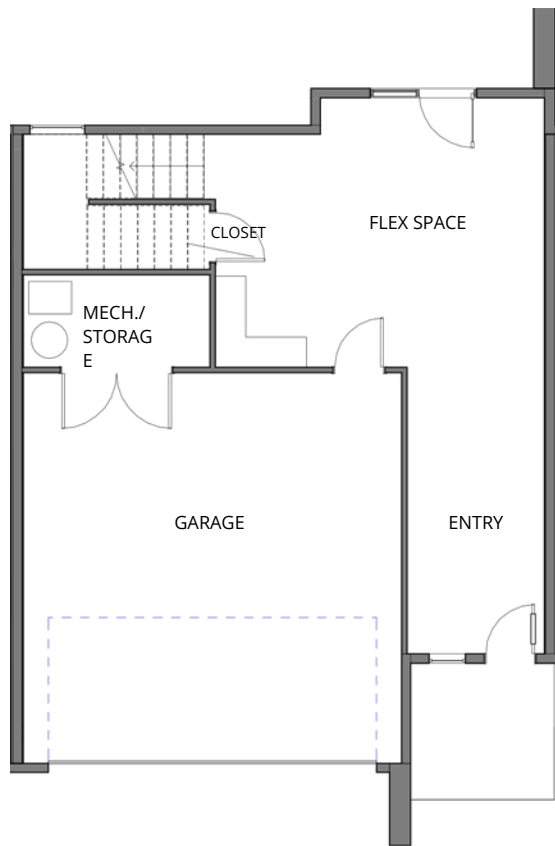
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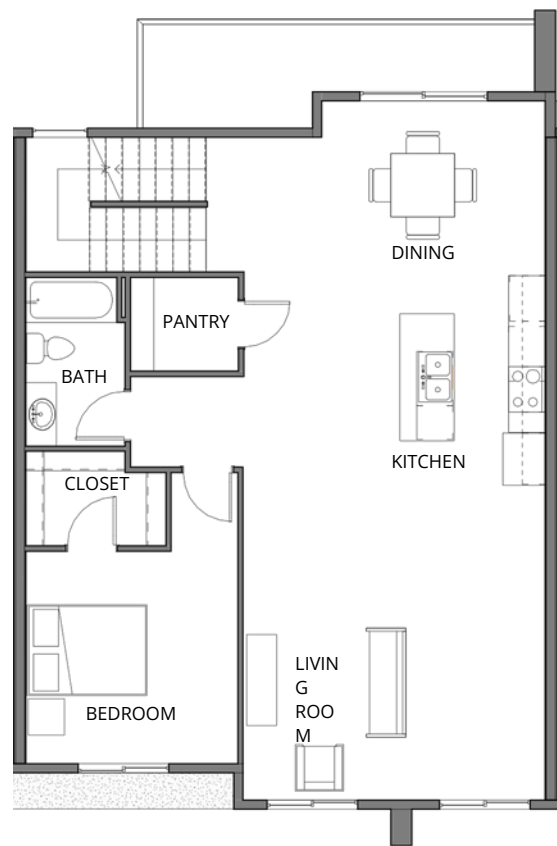
## REVI

3 BED / 3 BATH  
2,630 SQ FT  
2 CAR GARAGE

\$549,000



MAIN LEVEL



SECOND LEVEL



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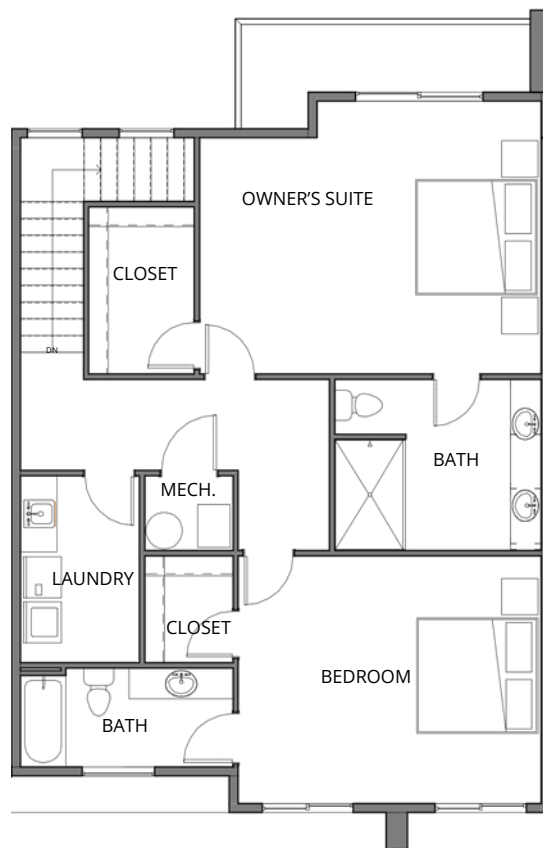
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## REVI

3 BED / 3 BATH  
2,630 SQ FT  
2 CAR GARAGE

\$549,000



THIRD LEVEL



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## INCLUDED FEATURES

### DESIGN

- Professionally designed interiors from our experienced interior designers

### KITCHEN

- Energy efficient stainless steel GE gas appliances
- High quality laminate cabinets with hidden hinges with upgrade option in walnut
- 36" Upper cabinets with crown molding in select locations
- Water line to refrigerator
- 5-bulb light fixture in dining room
- Quartz countertops with 4" backsplash
- Stainless steel single bowl undermount sink
- Moen pull-out chrome faucet
- LED can lighting in kitchen
- Soft close doors and drawers

### BATHROOMS

- Adult-height vanity with quartz countertop, 4" backsplash
- Quartz countertops with 4" backsplash
- High quality laminate cabinets with hidden hinges
- Full tile surround in owners suite
- LED can lighting in master shower
- Vanity light per sink
- Chrome plumbing fixtures with coordinating bath hardware
- Elongated toilets
- Soft close doors and drawers

### ENERGY EFFICIENCY

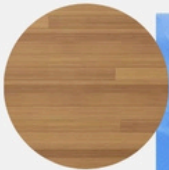
- Energy efficient kitchen appliances
- Water saver toilets and shower heads
- 2"x6" Exterior walls with R-19 insulation
- Low-E double pane vinyl windows
- 14 Seer Energy efficient central AC (non-Freon)
- Energy efficient tankless water heater

### EXTERIOR AMENITIES

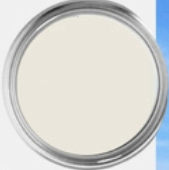
- 2-Car garage
- Oversize garages
- Insulated garage door
- Full-lite flush glazed fiberglass front door with black Kwikset front door handle set with Smartkey technology
- TPO membrane flat roof
- Beautiful front elevations with vesta siding, stone, and stucco (varies per plan)

### INTERIOR AMENITIES

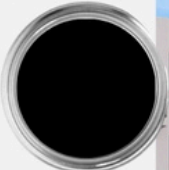
- Mud room bench
- 9' Tall ceilings on all levels
- Choice of a variety of interior door styles
- Small craftsman base with mitered casing
- Flat panel pre-wire (includes smurf tube, TV, Internet, power)
- 2 additional low voltage runs (TV or Internet)
- Satin nickel or black interior and exterior door hardware with coordinating light fixtures
- Rocker style light switches
- LED can lighting on main level (varies per plan)
- Overhead lighting in all bedrooms
- Waterproof Laminate in the Front Entry, Extended Entry, Kitchen, and Nook
- Ceiling fan pre-wire
- Hand troweled walls and textured ceiling with square corners
- 1-Tone interior paint
- Painted skirt board on finished staircases
- Space saver closets
- Stain resistant carpet in hallways, stairs, living room, great room and bedrooms
- Waterproof laminate flooring in laundry and baths



# EXTERIOR



Egret



Front Door



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HOMES

## Included Package



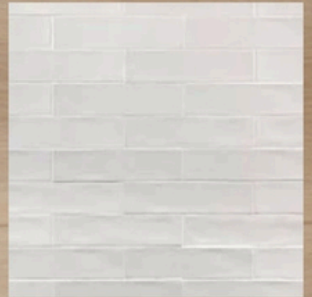
Carpet



Paint Color



Countertops



Shower Surround



Grout



Master Shower Floor



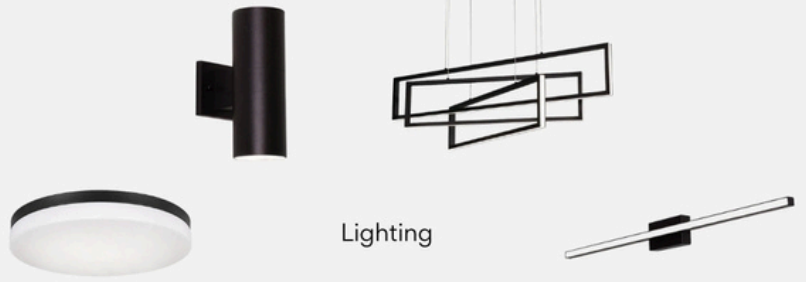
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Included Package



Included Gray and White Cabinet Options



Lighting



Appliances

Cabinetry Hardware



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Black Hardware Package



Cabinetry Hardware

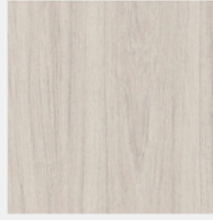


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Premium Cabinet Package



Diva Medina



Urban Boreal



Wasatch Rift



Flaming Gorge Rift

Painted Maple Cabinet Package

Maple Cabinet Options:



White Dove



Pure White



Agreeable Gray



Repose Gray



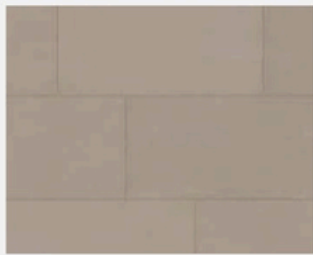
Iron Ore



Walnut Cabinet Package

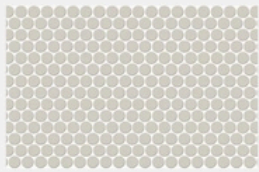


Tile Package-Modern



Flooring:  
Bath  
Laundry  
Master  
Powder

Master Shower Tile Package-Modern

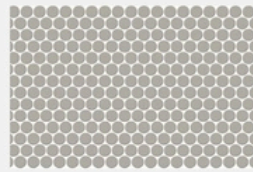


Tile Package-Traditional



Flooring:  
Bath  
Laundry  
Master  
Powder

Master Shower Tile Package-Traditional



Cafe Appliance Package



BATH 2

# CONTACT US



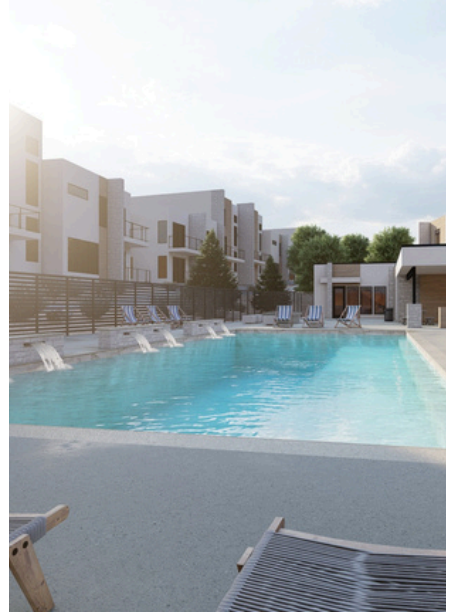
Valencia at Divario is in the prestigious master planned community Divario. This 81-unit townhomes community has some of the best amenities within the Divario community that are private to this community. Featuring a large resort like pool, BBQ pavilion, desert landscaping, and pickleball court. Whether you are looking for views of the red mountains, snow canyon park or seeking an adventure mountain biking the nearby BLM, you are covered at Valencia.

Reserve your home today by contacting Lynn Howard at [\(385\) 503-9013](tel:3855039013)

385.503.9013

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