

# *Mesa Hills Planned Communities*



*Retirement Communities*



*Planned Neighborhoods*



*Parks & Trails*

**A Tradition of Building New Neighborhoods**



## **MESA HILLS PLANNED COMMUNITIES**

*“For the Privileged View”*

### **A Tradition of Building New Neighborhoods**

A great deal of planning and effort has always been a part of the Mesa Hills Planned Community and its different neighborhoods. The views of the surrounding mountains and valleys are breathtaking. The pace of life is quiet and relaxed.

The picturesque site, located above the city and valleys on a mesa, with gentle rolling terrain, is truly out of the ordinary. But, not out of touch. Schools, a major new shopping area, a growing local economy and plenty of recreation are all nearby including fishing, hunting, golf, skiing, plus other summer and winter activities. Now you can also walk to the new aquatic center, lake, and park, which border our community.

Cedar City, a progressive, friendly college town, is known as “the festival city” home to the Tony Award winning Utah Shakespearean Festival. Cedar City hosts many other cultural events throughout the year including the Utah Summer Games. Nationally renowned Southern Utah University also hosts many events.

For the past 20 years, Mesa Hills planned community has been a big part of a rich tradition with ideals and values without compromise to lifestyle.

A planned community of 350 acres in the most prestigious and best-located part of town, we have held to our standards and vision, which continues today.

We offer custom home lots, custom homes, and a new 55+ gated community of elegant, upscale detached homes. Our custom lots are designed to take full advantage of sweeping valley and mountain views with many backing to open greenbelt and nature areas. Our new 55+ gated community homes are elegant with quality and craftsmanship along with many features, seen only in upgraded custom homes.



### *Trails & Parks*

The custom building lots are the mainstay of this wonderful community. You may choose a lot and build your dream house in a neighborhood with high standards protected by covenants and restrictions. You may bring your own contractor or we can recommend one from our list of preferred contractors.

Mesa Hills incorporates greenbelts, nature parks, trails, and private parks with amenities as part of its setting and ambience that serve as an inspiration unrivaled for a community of exquisite residences in Cedar City.

Enjoy the best in the tradition of elegance and lifestyle, a continuing and unique experience in classic living from Mesa Hills Development, Inc.



*Custom Home Lots*



*Crescent Heights Community*



*Hillcrest Park*



*Lake at the Hills Aquatic Center*



# CRESCENT HEIGHTS

Adult Community for 55 and Over

Crescent Heights is Cedar City's first and only gated project catering to the needs of the 55+ crowd. The homes are built using the finest materials and craftsmanship. These energy-efficient homes offer many options and can be modified to suit the buyer's taste and requirements. Situated in the magnificent Mesa Hills Planned Community and nearly adjacent to the brand new, year-around Cedar City Aquatic Center and the Lake at the Hills, the location is perfect. Major shopping and restaurants are just down the hill at the Providence Center and Southern Utah University is nearby. If peace, security, convenience, views, and living in the city's finest neighborhood are all important factors, then Crescent Heights may be calling your name. Of course, don't forget the beautiful homes.





*Aquatic Center*



# Custom Lots

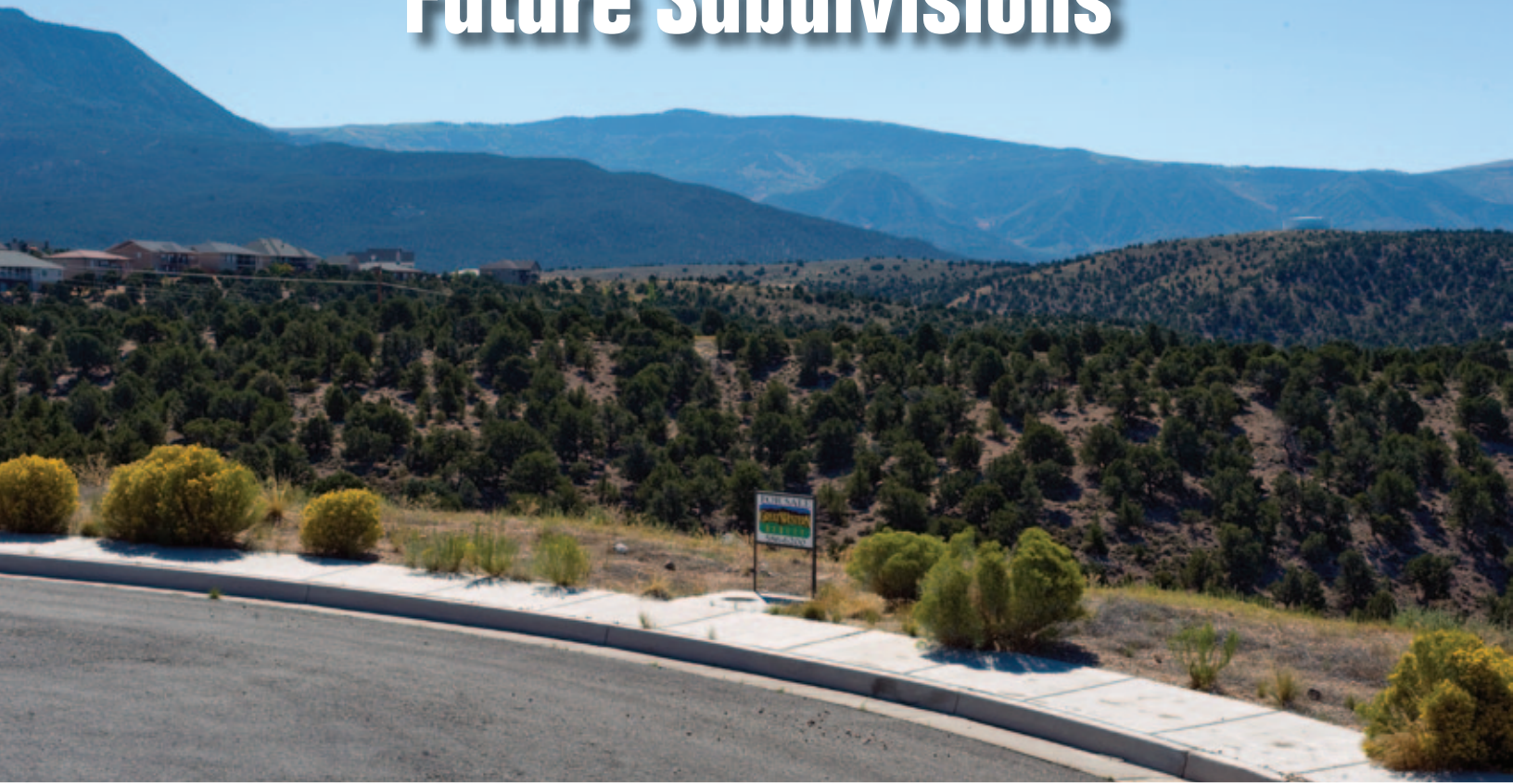
The heart of the Mesa Hills Development has always been its custom home lots. The past 20 years has shown us that most family dream homes are the ones they have built for themselves. Our project has catered to that need with all types of neighborhoods located within the boundaries of a planned community with its parks, trails, and greenbelts. This is a place you can really call home. The parks and trails are maintained by a strong functioning HOA that protects your values yet has not raised the HOA fees since first started in 1989. If location, value and a sense of community are important to your family, then our beautiful view lots are waiting for another family to add to the over 350 families who already enjoy this beautiful area.



*Private Park with Sport Court, Pavilion & Tot Lot*



# Future Subdivisions



*Mesa Hill's Offices & Neighborhood Commercial Site*

## **MESA HILLS DEVELOPMENT, INC.**

**Main Office:**

730 S. Cove Drive, Cedar City, Utah 84720

**435-586-6200**

**Providence Office:**

1190 S. Sage Drive, Cedar City, Utah 84720

**435-865-9100**

