

NEWMARK

MOUNTAIN WEST

OFFERING MEMORANDUM

Turnkey Luxury Income Estate

3366 W 2100 S • Hurricane, Utah 84737

OFFERED AT **\$2,300,000**

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3366 W 2100 S — front elevation, Pine Valley Mountain beyond

INVESTMENT HIGHLIGHTS

An income-flexible luxury asset

\$8K+ / mo lease potential

Residential zoning permits compliant 30-day-plus furnished leases — offset carrying costs or operate as a furnished-rental investment.

Turnkey optionality

Optional furniture package enables a true turnkey setup from day one.

Largest in its field

The largest home in Hurricane's luxury field — priced well below the median luxury asking price.

2023 construction

Shows like new; lightly lived-in second home. Exceptional, well-preserved throughout.

Recreation-anchored demand

One mile from Sand Hollow — one of the country's best ATV playgrounds — with an oversized toy garage to match.

Scarce land position

Private 0.45-acre lot, no direct rear neighbors, open-field frontage and mountain views.



The asset at a glance

Address	3366 W 2100 S, Hurricane, UT 84737
Offering Price	\$2,300,000
Building Size	6,266 SF
Bedrooms / Bathrooms	6 BD / 5 BA
Lot	0.45 AC — private, no direct rear neighbors
Year Built	2023
Parking	Attached garage + oversized toy garage
Zoning	Residential — 30-day+ furnished leases permitted
Condition	Exceptional, well-preserved throughout



Two-story great room — soaring ceilings, walls of windows, floor-to-ceiling stone fireplace

THE RESIDENCE

Glass, stone, water, and light



SIGNATURE FEATURES

- Dramatic floating staircase framed in floor-to-ceiling glass
- Soaring ceilings, walls of windows, floor-to-ceiling stone fireplace
- Multi-panel sliding glass doors for seamless indoor-outdoor living
- Resort backyard — pool with swim-up loungers and covered outdoor kitchen
- Chef's kitchen
- Open-field frontage

A compliant furnished-lease model

Residential zoning permits 30-day-plus furnished leases (not nightly rentals), letting a part-time owner offset carrying costs while away — or an investor operate a furnished-rental strategy serving Southern Utah's extended-stay demand: seasonal residents, relocating families, traveling professionals, and Zion-corridor extended vacationers. An optional furniture package makes a true turnkey setup possible.

ILLUSTRATIVE GROSS LEASE INCOME — \$8,000/MO ASSUMPTION

Occupancy Scenario	Months Leased	Gross Income	Gross Yield on Price
Part-time owner offset	6	\$48,000	2.1%
Seasonal strategy	9	\$72,000	3.1%
Full-year furnished lease	12	\$96,000	4.2%

Estimate assumes a furnished lease; home offered unfurnished; optional furniture package available. Not a guarantee — details on request. Gross figures before expenses; buyer to verify all details and underwrite independently.



Upper-level game loft overlooking the great room

Red-rock country, minutes from everything



SAND HOLLOW

One mile from one of the country's best ATV playgrounds — ride out from your own toy garage to the dunes, reservoir, and top-rated golf.

ZION NATIONAL PARK

World-class hiking and scenery within an easy drive — the anchor of Southern Utah's draw.

ST. GEORGE

Minutes from the anchor of one of the nation's fastest-growing metro areas — dining, healthcare, and a regional airport close at hand.

GALLERY



Two-story great room • pool with swim-up loungers • chef's kitchen • private backyard • floating staircase • open-field frontage

THE OFFERING

OFFERED AT

\$2,300,000

HOW TO PROCEED

- Reach out to arrange a private showing
- Full media, floor plans & detail package on request
- Offers presented as received

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Information deemed reliable but not guaranteed; buyer to verify all details.

