

The St. George Utah

FAMILY GUIDE

Neighborhoods - Parks - Hikes - Homes
**Everything families should know about living in St.
george Utah**



WELCOME TO ST. GEORGE UTAH



If you're reading this, chances are St. George has been on your mind for a while.

Maybe it started as a quiet idea — more sunshine, more time outside, and a slower pace of life for your family.

Or maybe it feels bigger than that. Like a pull toward something different, even if you can't fully explain it yet. Thinking about moving your life isn't easy. Leaving what's familiar never is.

And the hardest part isn't the move itself — it's the decision. The wondering. The "what if we regret this?" feeling that comes with choosing a new place to call home.

Here's the truth: moving to St. George can be an incredible decision when it's done intentionally.

This area offers many different lifestyles and neighborhoods.

Two families can both move to St. George and have completely different experiences depending on where they choose to live.

That's why this guide exists.

Not just to show you what St. George looks like, but to help you understand what it feels like to live here.

Whether you're thinking about moving to St. George or you already live here and want to explore it more, this guide will help you understand the communities, neighborhoods, and lifestyle that make this area such an incredible place for families.

Welcome.

— Tyler Bennett
St. George Family Realtor



Why Families Love Living in St. George

St. George has quietly become one of the most desirable places in the western United States for families who want a balance between adventure, community, and quality of life.

Life here revolves around the outdoors. Within minutes of most neighborhoods, families have access to hiking trails, parks, mountain biking paths, golf courses, and scenic red rock landscapes that feel like they belong in a national park.



The weather also plays a big role. With over 300 days of sunshine each year, families spend more time outside than in many other parts of the country.

But beyond the scenery and sunshine, what many families notice most about St. George is the pace of life.

Neighborhoods are active with kids playing outside, families walking dogs in the evenings, and people gathering at parks and sports fields.

St. George continues to grow, but it still maintains a strong sense of community that many people are searching for today.

For families looking for space to explore, safe neighborhoods, and a lifestyle built around the outdoors, St. George offers something special.





Family Life in St. George

One of the best parts of living in St. George is how easy it is to build an active family lifestyle.

Most neighborhoods are surrounded by parks, walking trails, and outdoor recreation areas that make it simple to spend time outside together.

Many families spend their weekends exploring the area's natural beauty. It's common to see families hiking through red rock trails in Snow Canyon, riding bikes along the Virgin River Trail system, or spending the afternoon at one of the many parks around the city.

The city also invests heavily in recreation for families. From splash pads and playgrounds to sports complexes and community events, there are always activities happening throughout the year.

Many families quickly realize that living in St. George means spending less time indoors and more time exploring everything the area has to offer.



Top 5 Things to Do in St. George With Kids

Thunder Junction Park

One of the most popular parks in St. George. Kids love the dinosaur themed playground, splash pad, and train ride.

Snow Canyon State Park

One of the most beautiful places in Southern Utah with incredible red rock landscapes and easy family-friendly hikes.



Sand Hollow State Park

Perfect for boating, swimming, paddle boarding, and exploring the sand dunes.



St. George Townsquare

A fun downtown park with a splash pad, carousel, and lots of space for families.



Tuacacahn Amphitheater

Broadway-style shows and entertainment performed in a beautiful red rock canyon setting.



Top 10 Family Activities in St. George

1. Hiking in Snow Canyon State Park
2. Exploring Pioneer Park and the red rock formations
3. Spending a day at Sand Hollow Reservoir
4. Riding bikes along the Virgin River Trail system
5. Visiting Thunder Junction Dinosaur Park
6. Watching a show at Tuacahn Amphitheatre
7. Exploring Zion National Park
8. Paddle boarding at Quail Creek Reservoir
- 9.
10. Trip to mountain and Brian Head
11. Spending a day at Fire Lake in Ivins

I could name so many things! But these are just a few of them. Check the next page for pictures of these places!





Best Parks for Families

Thunder Junction Park

A dinosaur themed playground with splash pads and train rides. My kids loves this place!



Vernon Worthen Park

A shaded park near downtown with playgrounds, pickleball courts, and walking paths. Hosts a lot of fun events.



Hidden Valley Park

Small and Big kid playgrounds, plus it has a splash pad, plenty of grass and trails for bikes and scooters.



Sullivan Virgin River Park

A large park with sports fields, walking trails, ponds, and playgrounds. Hosts soccer games and tournaments.



Top Family Hikes & Outdoor Adventures

Pioneer Park

Easy hikes and incredible views above downtown St. George. Arches, mini slot canyons, Dixie Rock, and caves.

Snow Canyon State Park

One of the most scenic areas in Southern Utah with family-friendly trails. Sand dunes, lava caves, petrified sand dunes.

Red Cliffs Recreation Area

A beautiful desert landscape with wildlife and small streams. Catch it at the right time of year you gets lots of water.

Kannarville Falls

Super fun hike where you cross back and forth through a small river bewteen red rock canyons. Climb up water falls the further you go.



Pioneer Park

Jennys Canyon @
Snow Canyon



Red Cliffs

Kannarville
Falls





Population:
106,000

ST. GEORGE

Best for:

Convenience, established neighborhoods, active lifestyle, retirees, families

Highlights:

- Historic downtown, walkable, charming local shops + restaurants
- Close to Dixie Regional Medical Center + major services
- Mature neighborhoods and tree-lined streets
- Quick access to trails, parks, gas stations, freeways, shopping, and dining.

Neighborhoods to know:

Downtown St. George, Bloomington, Tonaquint, Little Valley, Green Valley

NEIGHBORHOODS

DOWNTOWN ST. GEORGE

- Walkable
- Great mix of condos, townhomes and historic homes
- Homes in general are older
- Big parks with lots of shade
- markets, festivals, city events
- Close to Utah Tech University
- Large trees and roads
- Mix of Retirees, families and students



BLOOMINGTON AND TONAQUINT

- Mature landscaping
- Quiet Streets
- Mix of families and retirees
- Built around golf courses
- Quick access to popular hiking and mountain biking trails
- Some new development
- Close to Walmart other shopping

LITTLE VALLEY

- Much newer than Downtown St. George
- Mostly families
- Known for large pickleball/sports fields complex
- Newer homes with large lots
- Established Neighborhoods
- Very little commercial areas



NEIGHBORHOODS

GREEN VALLEY

- Mix of families and retirees
- A lot of townhomes/condos and HOA Communities
- Very little new housing development
- Established neighborhoods
- Quick access to biking/hiking trails



DIVARIO

- New Construction Community
- Mostly Single Family homes
- Mostly young families
- Quick access to biking and hiking trails
- Great Views
- Outdoor living concept
- Several builder options

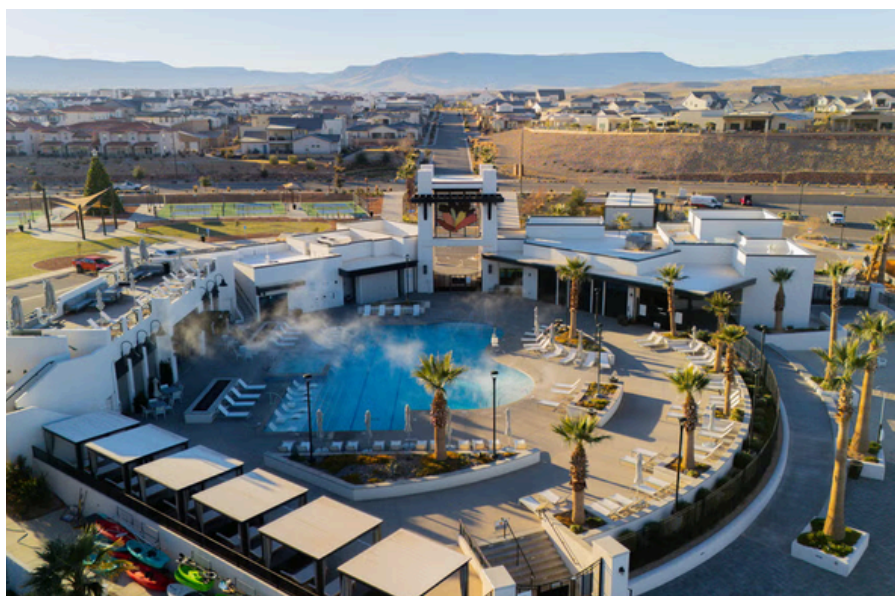
Red Hills Golf Course



NEIGHBORHOODS

DESERT COLOR

- Full of young people and young families
- Mix of Townhomes, condos and Single Family Homes
- Resort Style Living
- Very family Friendly
- Right at the hub of St. George Growth
- Will be come a new hub in St. George with commercial development
- Swimming pools, lagoons, parks, pickleball, etc
- One of the most popular areas in St. George





Population:
35,000

WASHINGTON

Best for:

Growing families, master-planned communities, new construction

Highlights:

- Booming Growth area with newer homes and schools
- Shopping + dining along telegraph near costco
- Quick access to Sand Hollow State Park and Warner Valley
- East of St. George
- With all construction their still is Established areas

Neighborhoods to know:

Washington Fields, Crimson Cliffs, Green Springs, Long Valley

NEIGHBORHOODS

WASHINGTON FIELDS

- Upscale family community with farmland views and modern homes
- Quiet suburban feel with excellent school access
- Large homesites, trails, parks and development growth
- Highly desirable for families and relocation buyers.
- Minutes from St. George
- Mostly Single family homes



GREEN SPRINGS

- Golf course community
- Close to I-15
- Luxury Homes with red rock and golf course views
- Very quick access to shopping, dining, entertainment
- High density of retirees
- New development adding nine new neighborhoods
- Amazing hiking, mountain biking

Sullivan Virgin River Park



NEIGHBORHOODS

CRIMSON CLIFFS

- Modern homes and growing neighborhoods
- Family friendly area
- Expanding retail areas
- Even newer than Washington fields
- Ideal for families wanting top schools and new build options
- Good mix of single family and townhomes



LONG VALLEY



- Expanding master planned community
- New Construction options from townhomes to large single family
- Great amenities, pools, pickleball, splash pads, basketball, mini golf
- Affordable compared to other new build areas
- Very outdoor driven
- Majority young families and young couples

Crimson Cliffs Neighborhood





Population:
8,631

SANTA CLARA

Best for:

Small town charm, established communities, family friendly, views

Highlights:

- West of St. George
- Tree-lined historic main street
- Popular schools, parks, and family-oriented neighborhoods
- Always slightly cooler in temperature than St. George
- Scenic Red Rock Views
- Close Proximity to Snow Canyon State Park

Neighborhoods to know:

Sycamores at Santa Clara, Vineyards, Santa Clara Heights

NEIGHBORHOODS

SANTA CLARA HEIGHTS

- Well Established Neighborhoods
- Older Homes
- Close Proximity to shopping/dining
- Mix between families and Older Couples



VINEYARDS

- Much newer than Santa Clara Heights
- Established neighborhoods
- Large homes and lots
- Further from shopping and dining
- Very family oriented

SYCAMORES AT SANTA CLARA

- One of the newer areas in Santa Clara
- Large beautiful homes
- Good mix of families and older couples
- Great views of red rocks
- Secluded and quiet
- Close to trails and hiking





Population:
11,108

Best for:

Views, luxury living, peaceful desert landscapes, outdoor enthusiasts

Highlights:

- West of St. George
- Stunning red rock views
- South entrance of Snow Canyon State Park
- High population of retirees
- Tuacahn Amphitheater
- Top quality golf courses (Black Desert, Entrada)
- Does have areas of new development

Neighborhoods to know:

Kayanta, Entrada, Onyx Valley and Anasazi Vista



NORTH ST. GEORGE

Best for:

Rural iving, open space, beautiful scenery, cooler weather

Highlights:

- Volcanos
- North Entrance of Snow Canyon State Park
- Good mix of families and Older Couples
- Horse Property
- Country Feel
- Ledges Golf Course
- Lower Temperatures
- Deers, coyotes, mountain lions

Areas to know:

Winchester, Diamond Valley, Veyo, Pine Valley

NEIGHBORHOODS

WINCHESTER/DIAMOND VALLEY

- Right Next to Snow Canyon State Park
- Large Lots
- Ledges Golf Course
- Back country to explore
- about 15-20 minutes from St. George
- Volcanos and Lava rock

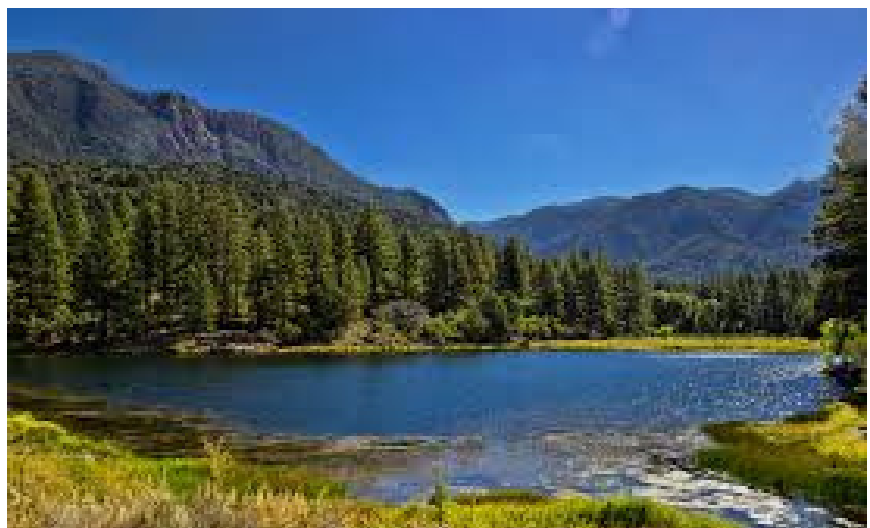


VEYO

- Technically its own little town
- Little gas stations, restaurants and market
- Horse Property
- Lava Rock Everywhere
- Open Space
- Quiet

PINE VALLEY

- Mountain Community
- Mix of cabins and houses
- Second homes and retirees
- about 45 minutes from St. George
- Beautiful Lake



OTHER IMAGES OF NORTH ST. GEORGE

Diamond Valley Volcano and
Snow Canyon State Park



LEDGES GOLF
COURSE

PINE VALLEY





Population:
30,000

HURRICANE/LA VERKIN

Best for:

Outdoor recreation, small town feel, cheaper price

Highlights:

- East of St. George
- Gateway to Zion National Park
- Sand Hollow Reservoir/Quail Creek State Park
- Quick access to outdoor recreation
- Beautiful views
- Top Golf Courses (Sand Hollow, Sky Mountain, Copper Rock)
- Unique Restaurants and shopping
- Growing slower than St. George
- 20-25 minutes from St. George
- Have their own walmart

IMAGES FOR HURRICANE/LA VERKIN

Snd Hollow
State Park



SAND HOLLOW
STATE PARK

SKY MOUNTAIN
GOLF COURSE



Top 5 Neighborhoods Families Are Moving To

Little Valley

One of the most family-oriented areas with parks, sports complexes, and newer homes.

Washington Fields

Beautiful homes, larger lots, and great schools.

Crimson Cliffs

A growing area with newer homes and family-friendly communities.

Desert Color

A master planned community with pools, lagoons, parks, and amenities.

Long Valley

A fast-growing neighborhood designed for families with parks and splash pads. More affordable than most spots.

What Homes Are Like in St. George

Homes in St. George are designed around the desert lifestyle.

Many homes feature open floor plans, large kitchens, and outdoor living spaces that allow families to enjoy the beautiful surroundings.

Backyards often include patios, pools, fire pits, and views of the surrounding red rock landscapes.

Many families moving here prioritize:

Outdoor living spaces

Open gathering areas

Newer homes in family neighborhoods

Access to parks and trails

Because St. George is growing rapidly, there are also many new construction communities offering modern designs and family-friendly layouts.

The Process of

BUYING A HOME IN ST. GEORGE

-
1. Connect with a local St. George Realtor
 2. Get connected with a trusted lender
 3. Begin your home search
 4. Plan a visit to explore neighborhoods
 5. Make an offer on the right home
 6. Complete the purchase and prepare for move-in

HI, I'M TYLER BENNETT.

I GREW UP IN ST. GEORGE AND HAVE HAD THE OPPORTUNITY TO WATCH THIS AREA GROW INTO ONE OF THE MOST EXCITING PLACES TO LIVE IN SOUTHERN UTAH.

TODAY I'M RAISING MY OWN FAMILY HERE AND EXPLORING THE SAME PARKS, TRAILS, AND NEIGHBORHOODS THAT MAKE THIS COMMUNITY SO SPECIAL.

MY GOAL AS A REALTOR IS SIMPLE: HELP FAMILIES FIND THE RIGHT HOME AND THE RIGHT NEIGHBORHOOD FOR THE LIFE THEY WANT TO BUILD HERE. WHETHER YOU'RE RELOCATING OR YOU'RE ALREADY LIVING HERE AND THINKING ABOUT MAKING A MOVE, I'M HERE TO GUIDE YOU THROUGH THE PROCESS.



St. George has an incredible way of turning neighbors into friends and outdoor adventures into everyday life.

Whether you're drawn here for sunshine, community, or the incredible outdoor lifestyle, it's a place many families quickly fall in love with. If you're thinking about buying or selling a home in St. George, I'd love to help.

Tyler Bennett
St. George Family Realtor
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