

An aerial photograph of a mountain retreat. In the foreground, a dense forest of green pine trees covers a hillside. A wooden cabin with a brown roof is situated on a clearing. Below the cabin, two white glamping tents with brown roofs are set up on a dirt path. The background shows rolling mountains under a clear blue sky with a few wispy clouds. The text 'GREATER ZION RETREATS' is overlaid in a white, serif font within a decorative white border.

GREATER ZION RETREATS

Incredible panoramic views in every direction! An amazing 633.65 acre ranch subdivided into 20 individual lots with a beautiful custom log cabin. Located above 8000 feet elevation on Tabletop Mesa and just outside Zion National Park. The property is less than 3.5 miles from the Zion Upper Narrows trail head. A rural unimproved subdivision located less than 20 miles from Zion National Park East entrance. A short drive to the many scenic and travel destinations, including St. George, Brian Head ski resort, Bryce Canyon, plus the national monuments Escalante Grand Staircase, Cedar Breaks, Cove Fort, Navajo Lake, Panguitch Lake, Lake Powell recreation area as well as Las Vegas.



Roger King

JBB Holdings, LLC

www.jbbholdings.com

(310) 936-4987

roger@jbbholdings.com

GREATER ZION RETREATS

North of Zion National Park, Utah

Located on the North Fork Road

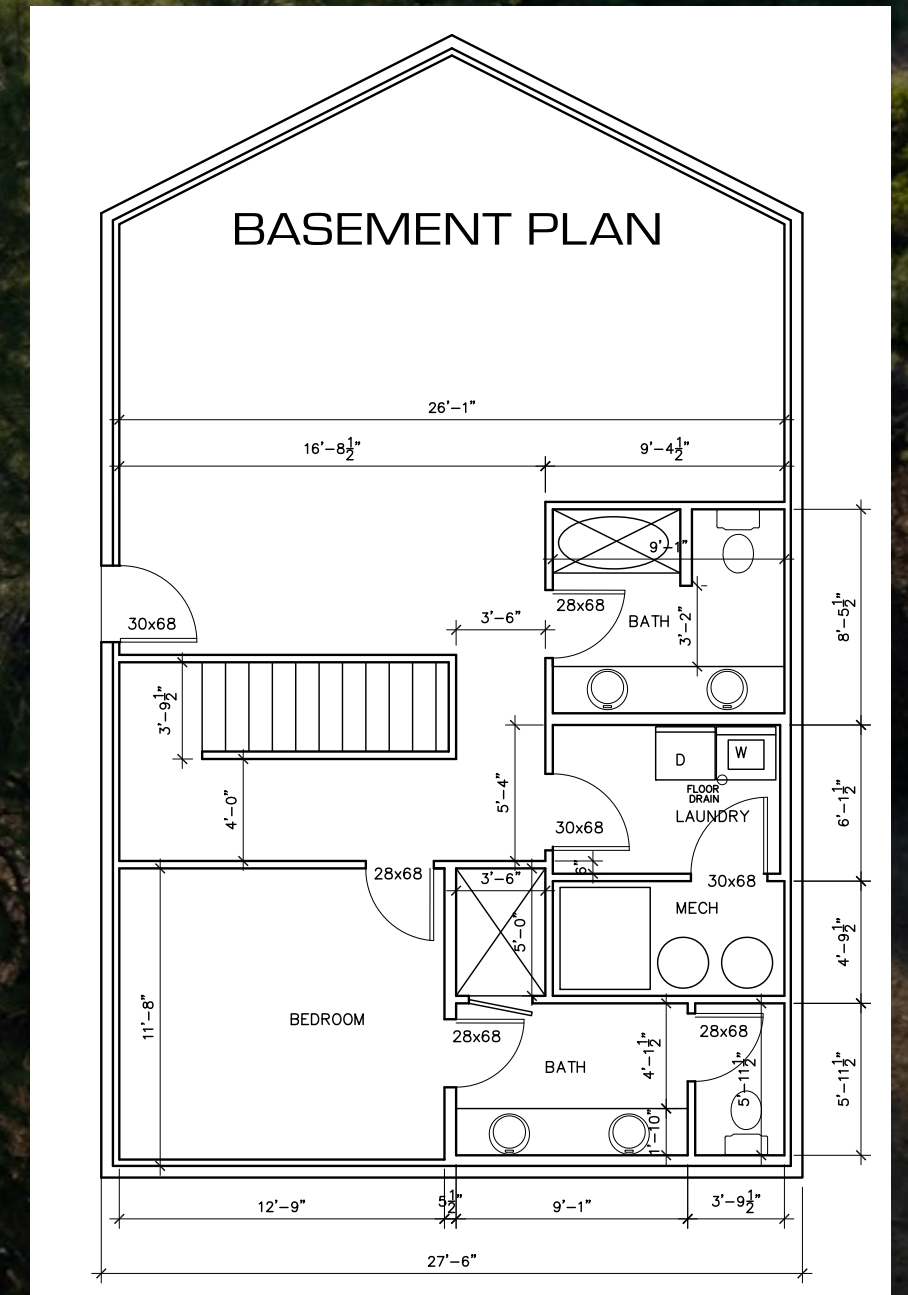
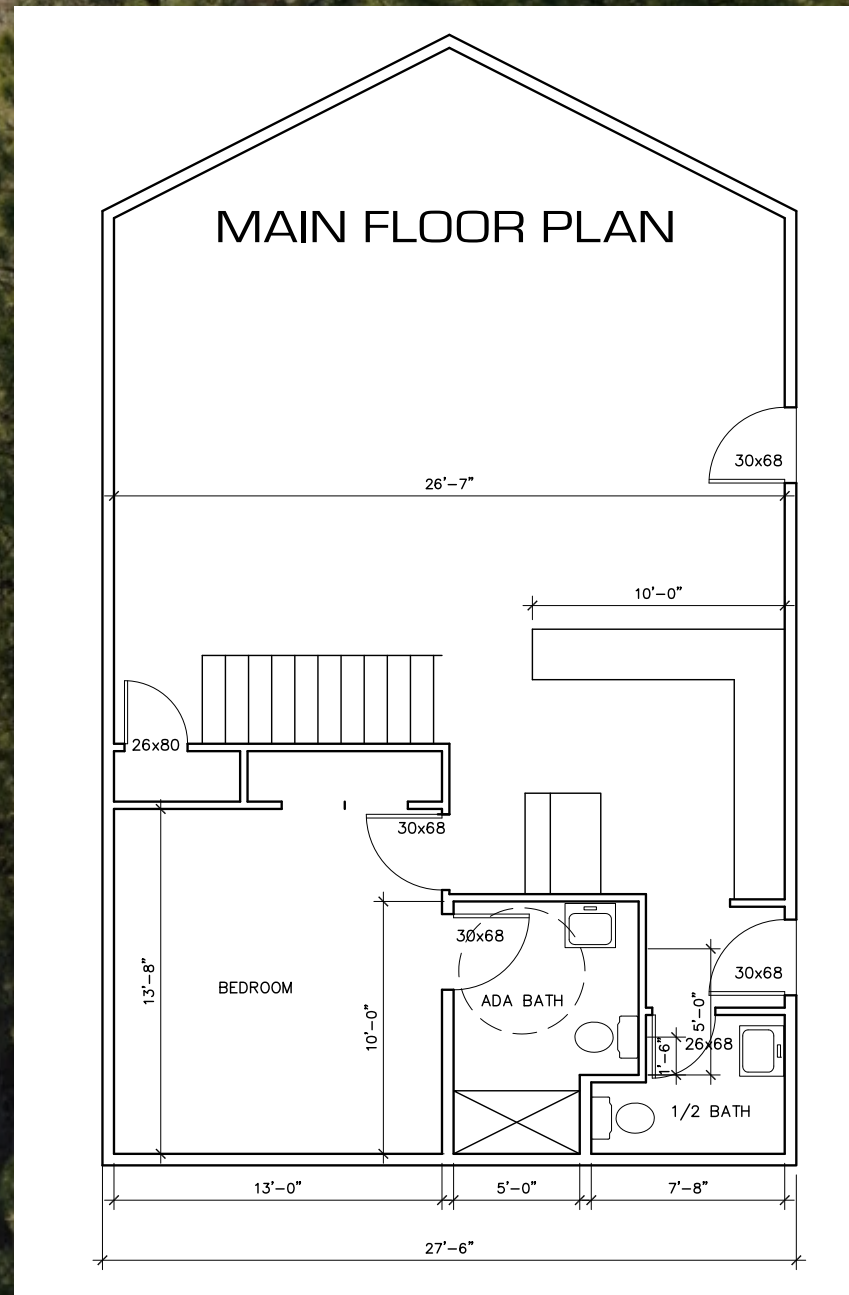
www.gzr.info



- The property has an existing custom log cabin: 2,668 sq.ft., 4-bd and 4.5-baths is nearly complete, remaining interior needs trim, cabinets, countertops, sinks, toilets. All bathrooms are tiled (including showers).

- The cabin has an upstairs loft, a large living area with an amazing propane-gas fireplace. Basement has large bedroom, 2 full baths, large laundry room and tons of storage, a huge family room with room to sleep up to 12 people with bunk beds and storage space underneath the stairwell.

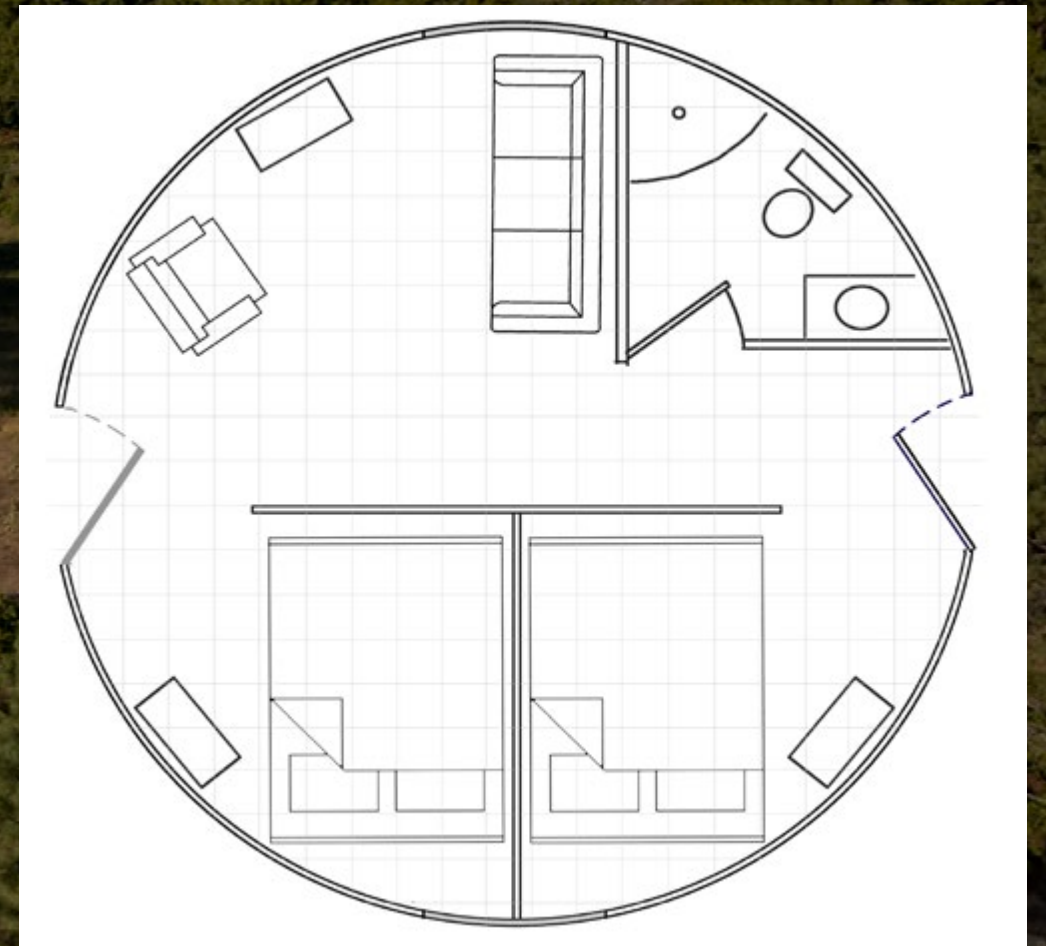
- The covered deck completely wraps around the cabin and features 360-degree views. The exterior landscaping showcases beautiful rock walls made with large-cut stones from the property and features a large fire pit for enjoying time with friends and family.



YURT DETAILS AND FLOOR PLAN



The property includes two yurts. Each yurt is 20 feet in diameter totaling 360 sq.ft. and reside on 30'x40' decks. Yurt interiors need to be completed w/ pine tong-in-groove slats that are included, along with cabinets and countertops.



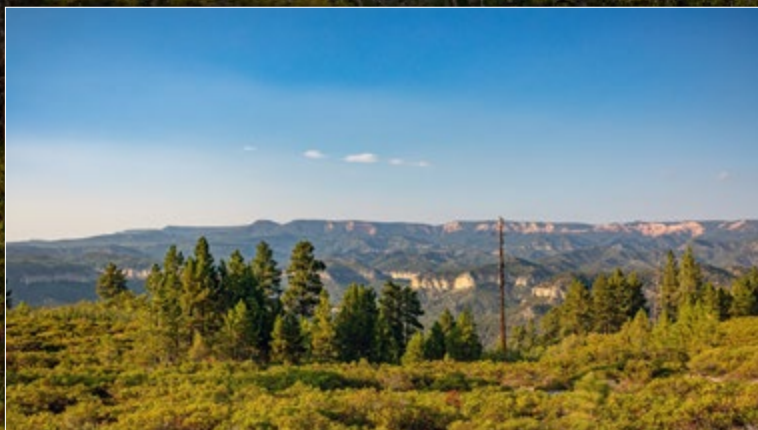
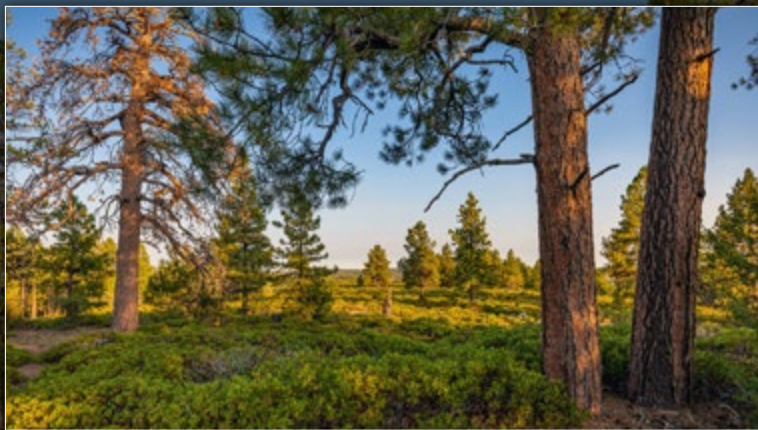
Roger King
JBB Holdings, LLC
www.jbbholdings.com
(310) 936-4987
roger@jbbholdings.com

GREATER ZION RETREATS

North of Zion National Park, Utah

Located on the North Fork Road

www.gzr.info



The property has an existing capped 900 foot deep well and a developed spring as a additional water source. 2-inch water line runs from well up the hill to storage tank and plumbed to cabin, yurts and lots 3,4,5,6, and 7. Property also has a helicopter landing pad that was approved for pick up and drop off from Zion Helicopters location in Virgin just outside the West entrance of Zion National Park.

- There is a propane gas fireplace that has been installed and connected to a 1,000-gallon propane tank. Kitchen and Laundry room have also been pre-plumbed for natural gas. All heat and A/C venting has been installed and pre-wired for the mini split heat/AC pumps (units not yet installed).



Roger King
JBB Holdings, LLC
www.jbbholdings.com
(310) 936-4987
roger@jbbholdings.com

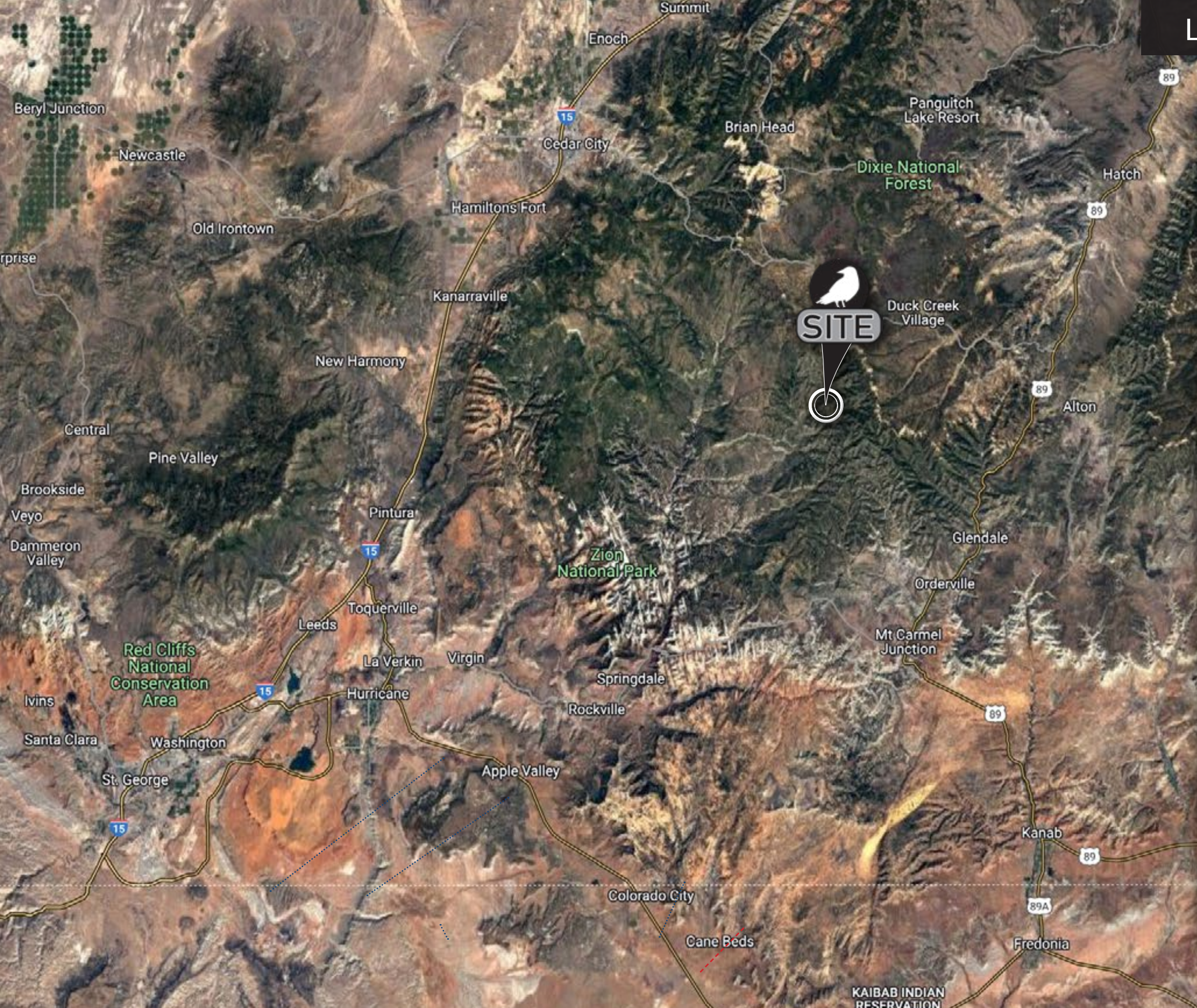
GREATER ZION RETREATS

North of Zion National Park, Utah

Located on the North Fork Road

www.gzr.info

LOCATION AERIALS WITH ROAD ACCESS



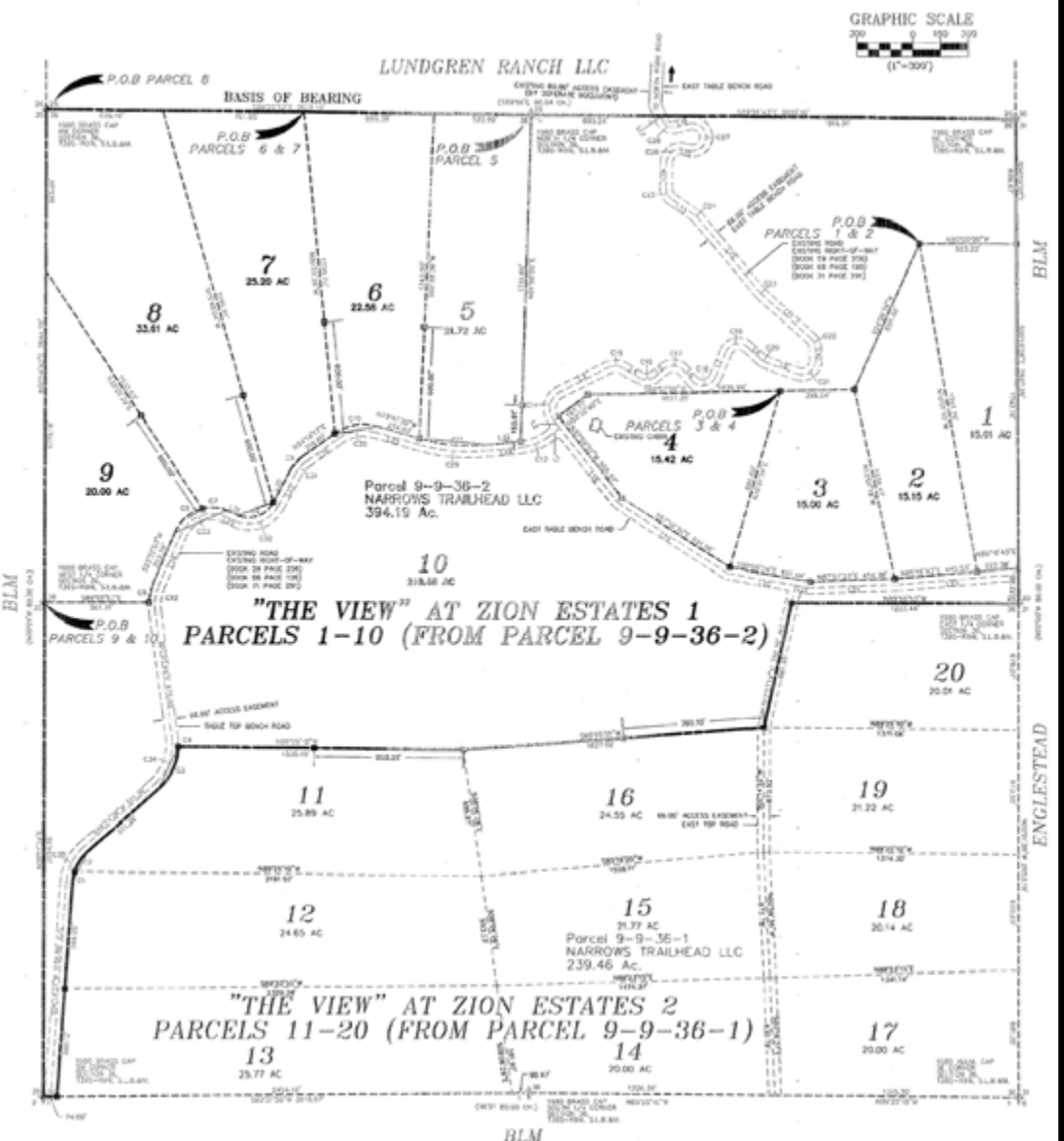
Roger King
JBB Holdings, LLC
www.jbbholdings.com
(310) 936-4987
roger@jbbholdings.com

G R E A T E R Z I O N R E T R E A T S

North of Zion National Park, Utah

Located on the North Fork Road

www.gzr.info



[CLICK HERE TO DOWNLOAD COMPLETE PLAT SUR-](#)



Roger King
JBB Holdings, LLC
www.jbbholdings.com
(310) 936-4987
roger@jbbholdings.com

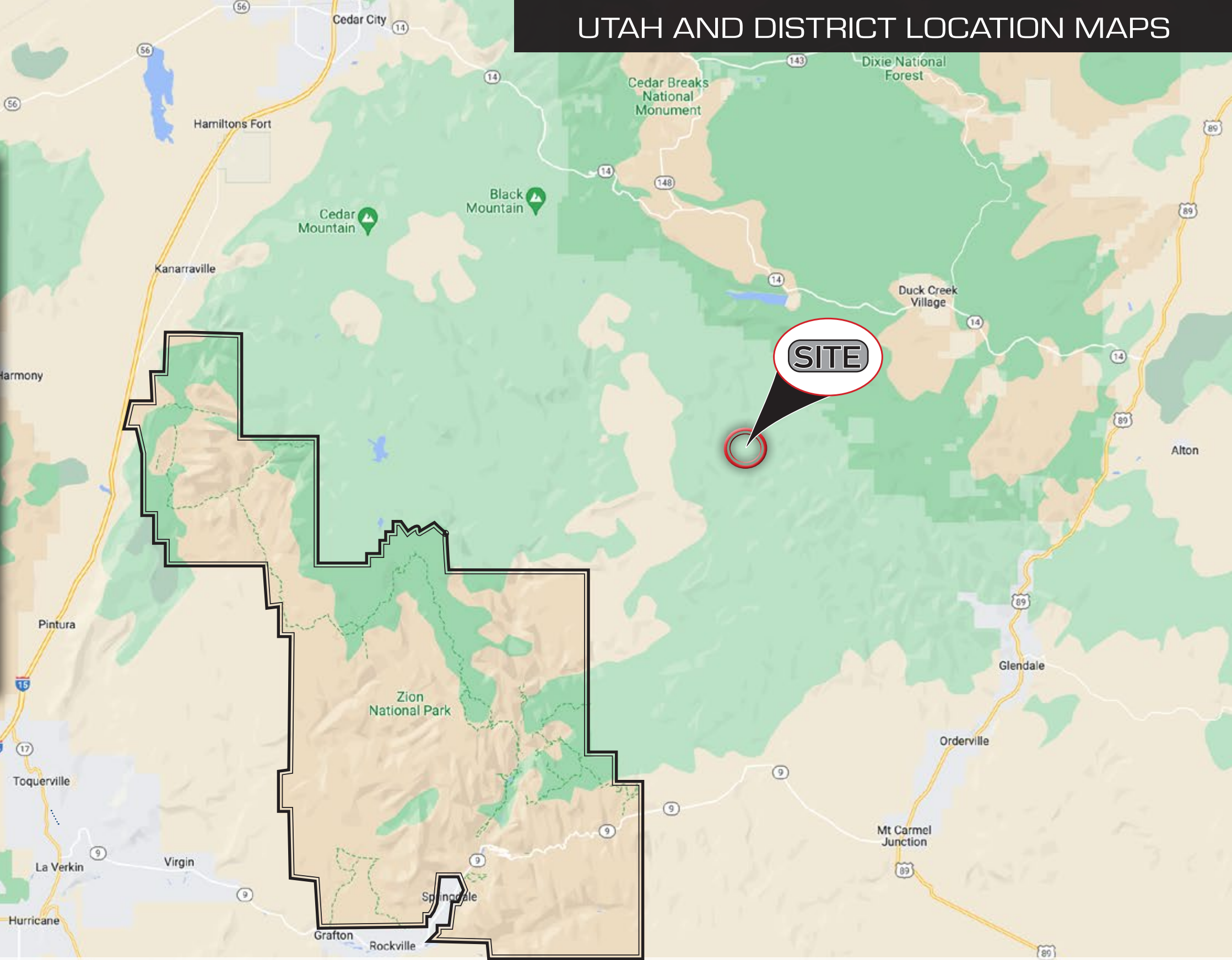
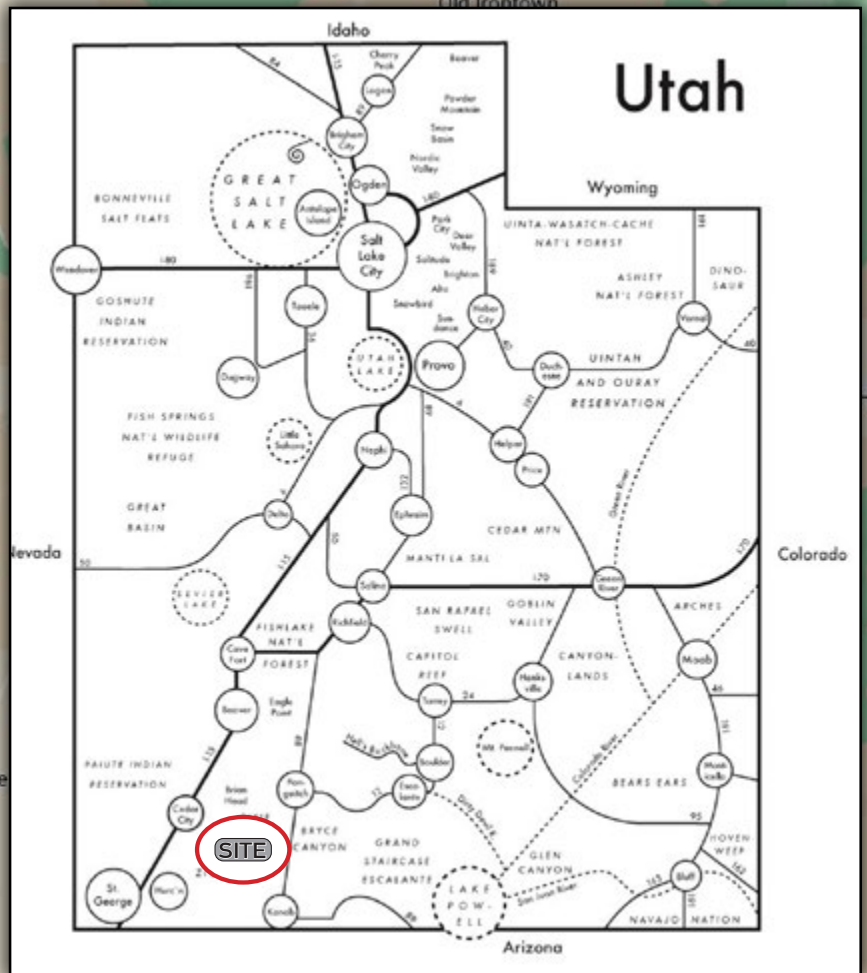
GREATER ZION RETREATS

North of Zion National Park, Utah

Located on the North Fork Road

www.gzr.info

UTAH AND DISTRICT LOCATION MAPS



Roger King
JBB Holdings, LLC
www.jbbholdings.com
(310) 936-4987
roger@jbbholdings.com

G R E A T E R Z I O N R E T R E A T S

North of Zion National Park, Utah

Located on the North Fork Road

www.gzr.info

NATIONAL PARKS TIME AND MILEAGE

DISTANCES FROM ST. GEORGE TO NATIONAL PARKS

- **ZION NP**
33min (23.1mi) via UT-9 E
- **BRYCE NP**
2 h 9 min (129.5 mi) via I-15 N
- **GRAND CANYON NP**
2 h 3 min (115.7 mi) via AZ-389 E and AZ-67 S
- **CAPITOL REEF NP**
3 h 18 min (178 mi) via I-15 N
- **CANYON LANDS NP**
5 h (335 mi) via I-15 N and I-70 E
- **ARCHES NP**
4 h 45 min (323 mi) via I-15 N and I-70 E



Roger King
 JBB Holdings, LLC
www.jbbholdings.com
 (310) 936-4987
roger@jbbholdings.com

GREATER ZION RETREATS

North of Zion National Park, Utah
 Located on the North Fork Road
www.gzr.info