



NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates*



LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
60	2123	1	3	2	3-Car	MIR (Staged)*	CONTRACT
61	2286	1	3	2.5	3-RV	Sept.'26*	\$820,000*
65	1897	1	3	2.5	3-Car	Nov.'26*	\$751,000*
66	1974	1	3+Den	2.5	2-Car	Nov.'26*	CALL FOR PRICE*
67	3253	1	3+Den+Pool	3.5	3-Boat	Jan.'27*	CALL FOR PRICE*
69	2443	1	3	2.5	2-Car	Nov.'26*	\$815,000*
77	1974	1	3+Den	2.5	3-Boat	Sept.'26*	CONTRACT
87	2942	1	3+Casita	4.5	3-Boat	Nov.'26*	CALL FOR PRICE*

TAKE A SELF TOUR OF OUR HOMES WITH NterNow SCAN THE QR CODE ON THE DOOR FOR ACCESS

STANDARD FEATURES

INTERIOR

- **GE Cafe Appliances:**
 - Dishwasher, Microwave
 - Free Standing Range or Cook top with Wall Oven (as per plan)
- Energy Saving LED Light Bulbs
- Designer Selected Granite/Quartz Counter Tops (3 cm Thick)
- Stained Knotty Alder Wood Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Air Switch in Island for Disposal
- Tile Kitchen Back Splash
- Delta® Plumbing Fixtures Throughout
- Tile Shower & Tub Surrounds with Deco Accent Tile
- Toilet Paper Holders & Towel Hardware
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Hard Floors in Entry, Great Room, Kitchen, Baths, Laundry, Walkways
- Gas Fireplace with Blower (If Included on Plan)
- Old World Wall Texture and Stomp Ceiling Texture
- Decora Light Switches
- Ceiling Fans in all Bedrooms and Living Rooms
- Trim - 5" Base, 3" Case
- Two-Tone Paint Throughout Home (Garage One-Tone Only)
- Epoxy Garage Flooring
- Elevated Ceilings (as per plan)

EXTERIOR

- **95% Gas Furnace and 14 SEER A/C** (Above Industry Standard of 80%)
- 50 Gallon Gas Water Heater with Re-Circulating Pump
- Insulation: R-15 Walls & R-38 Ceiling
- 1" Foam Insulation Thermal/Moisture Barrier on Exterior Walls
Adding R-4 to Insulation increasing up to R-19
- **Front & Rear Yard Professional Landscaping**
- **Partial Rear Yard Cinder Block Walls**
- Dead Bolt Locks on All Exterior Doors
- Synthetic Stucco Finish Coat and Cultured Stone Accents (as per plan)
- Rain Gutters or Drains (as per plan)
- Stamped Border Accents on Driveway & Entryway
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (as per plan)
- Pre-Plumbed Soft Water Loop
- 8' Designer Selected Insulated Garage Doors With Openers

CONNECTIVITY

- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Optic Internet 1 Gig Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Prewire or Sleeved for Cable, Phone Service and Satellite
- Ethernet and TV Drops run to Great Room(s) and Bedrooms
- Prewire for 5.1 Surround Sound in Living Room

*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. *Square footage is estimated. [Scan QR CODE for more information on available homes and neighborhoods.](#)



Agent: Alisa Huser
(435)669-6460 - alisa@ssrealtysolutions.com

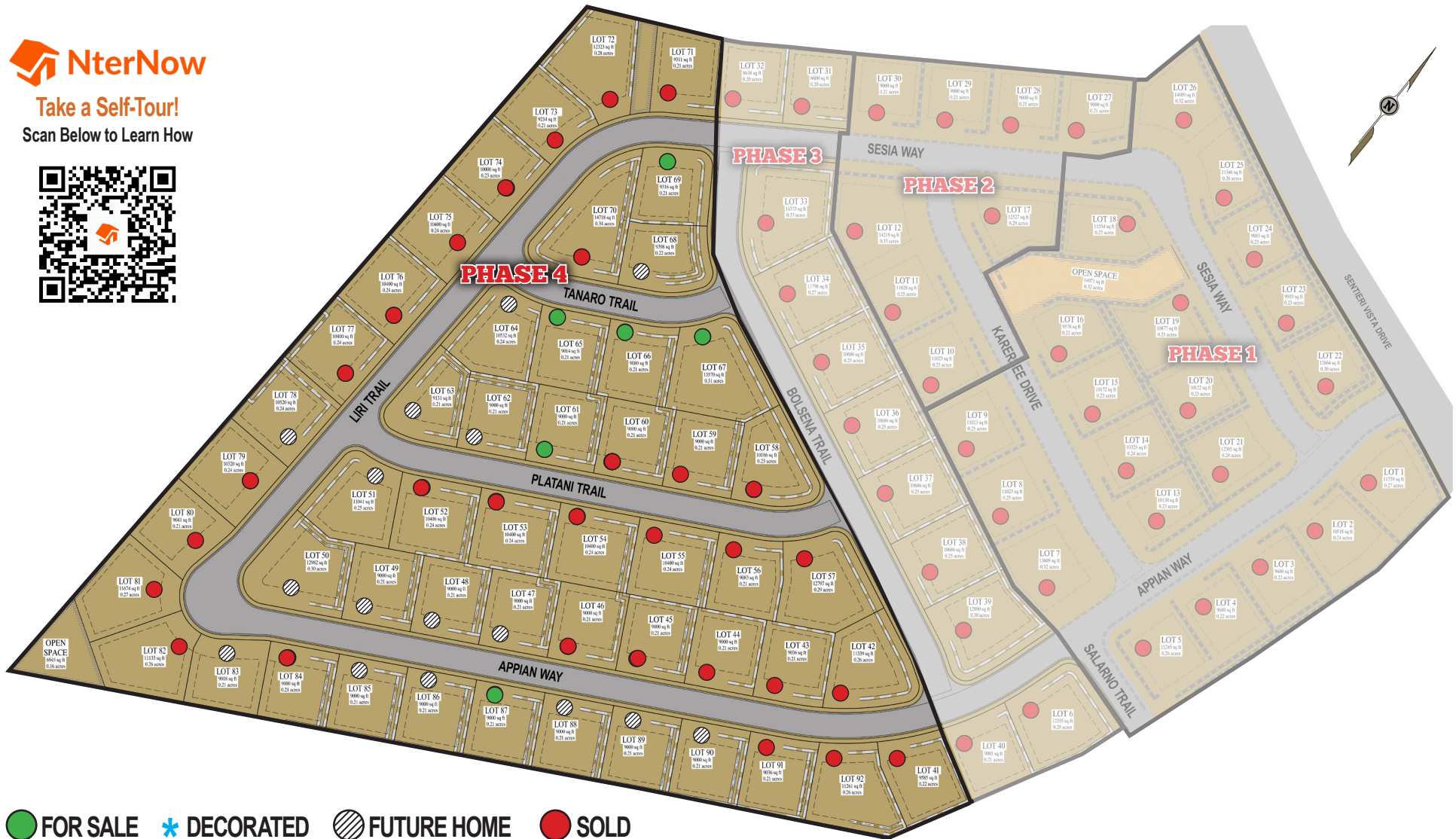




PLAT MAP



Take a Self-Tour!
Scan Below to Learn How



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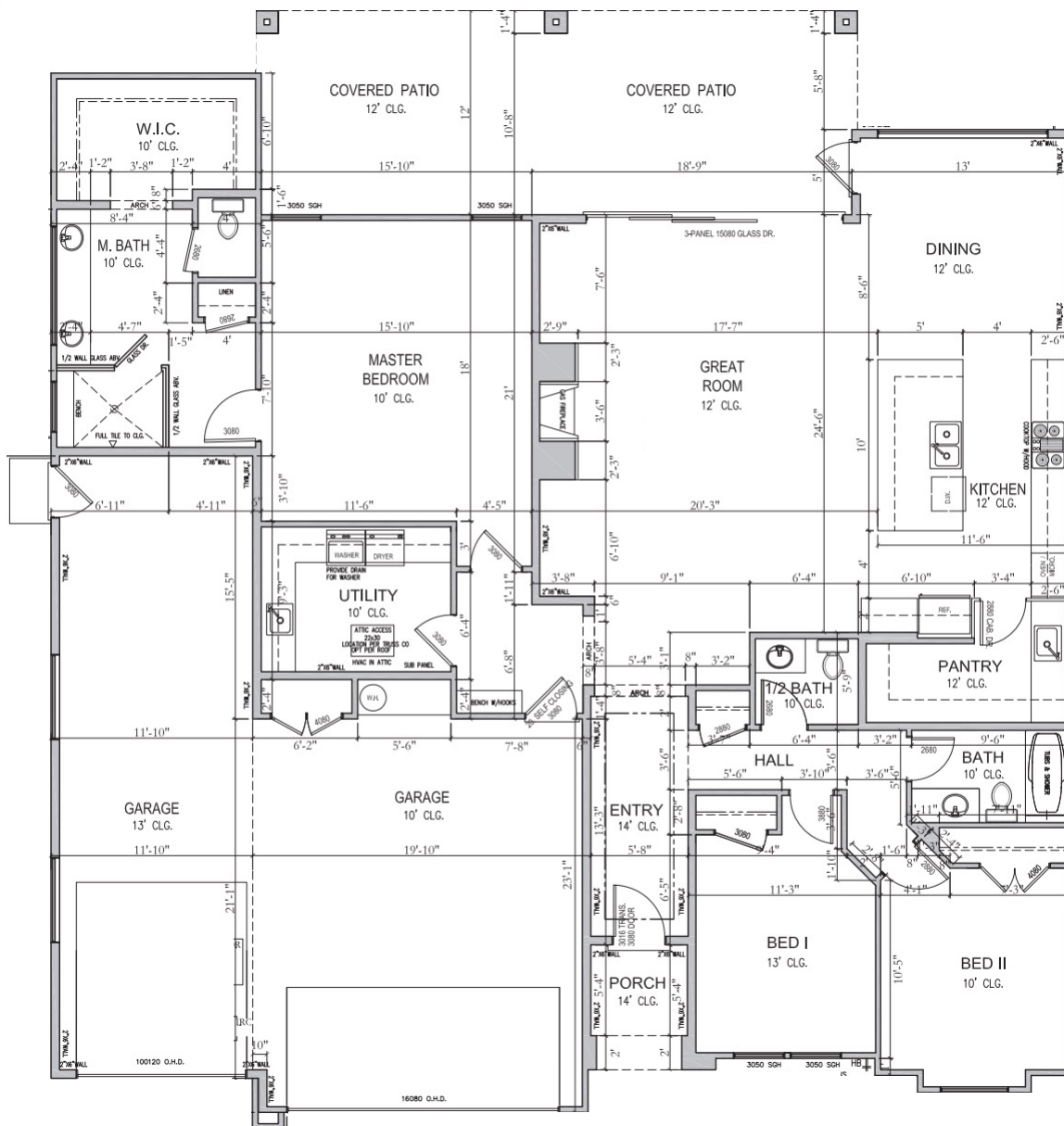




3078 W Platani Trail
St. George, UT 84770



2,286 ft.²



MULTIPLE LISTING SERVICE
MLS





#65 - FOR SALE*
3 Bed | 2.5 Bath | 3 Car Garage

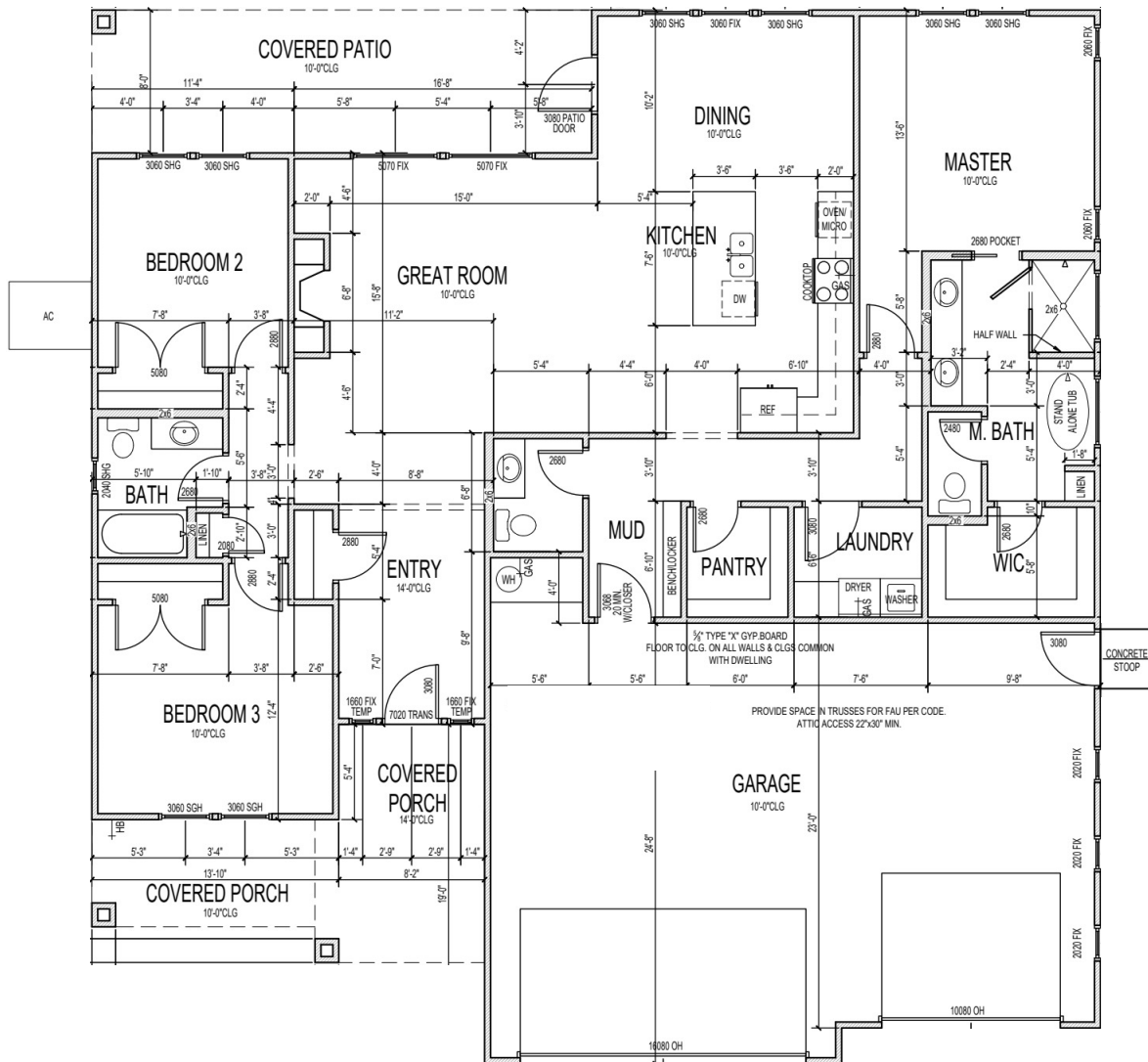
S&S Homes
www.sshomes.info

3099 W Tanaro Trail, St. George, UT 84770



56.5'x59'

1,897 ft.²



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MLS



S&S Realty
SOLUTIONS





#66 - FOR SALE*
3 Bed + Den | 2.5 Bath | 2 Car Garage

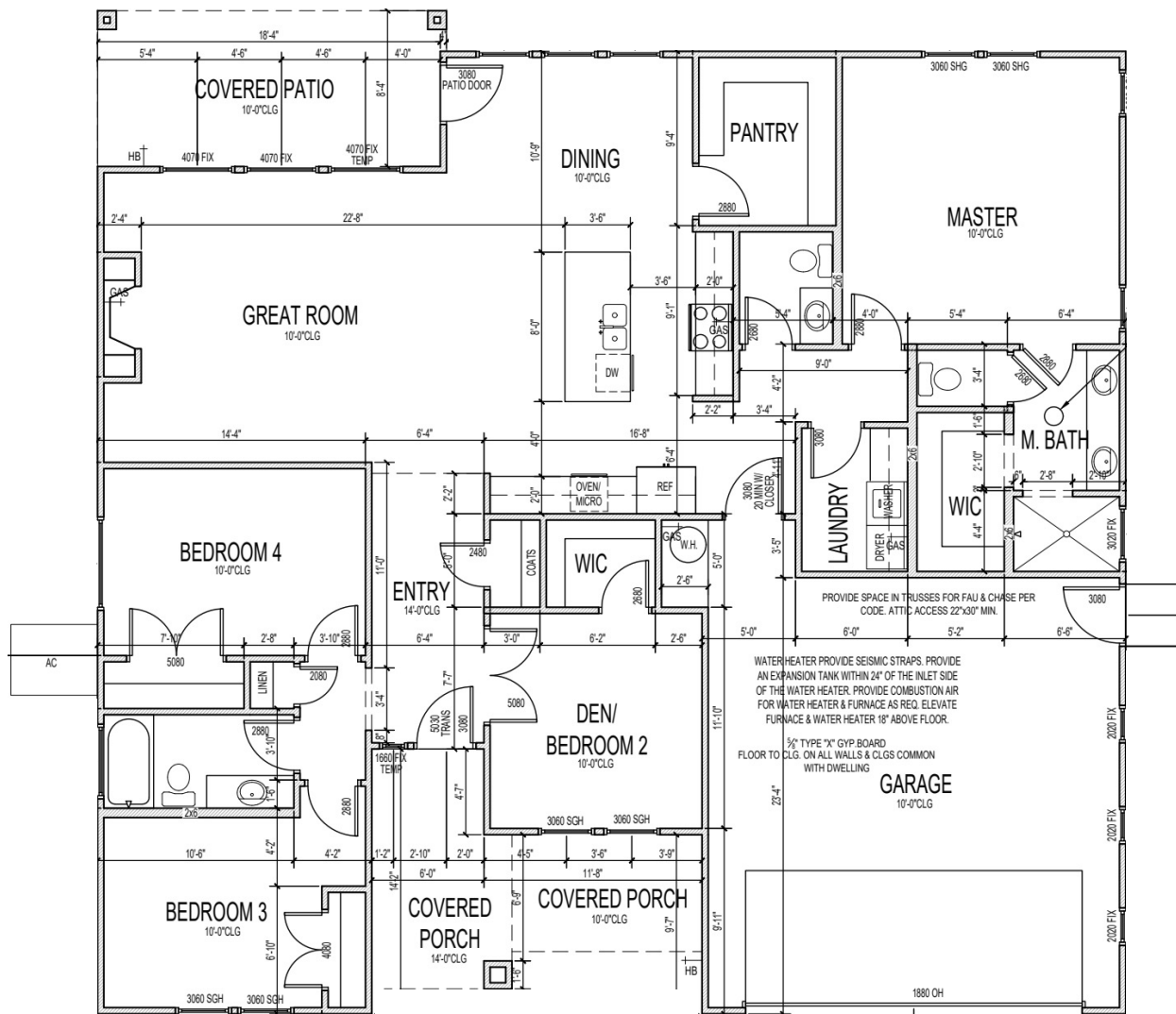
S&S Homes
www.sshomes.info

3089 W Tanaro Trail, St. George, UT 84770



55'x53'8"

1,974 ft.²



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S&S Realty
SOLUTIONS





#67 - FOR SALE*

3 Bed + Den | 3.5 Bath | 3-Car Boat Garage

S&S Homes

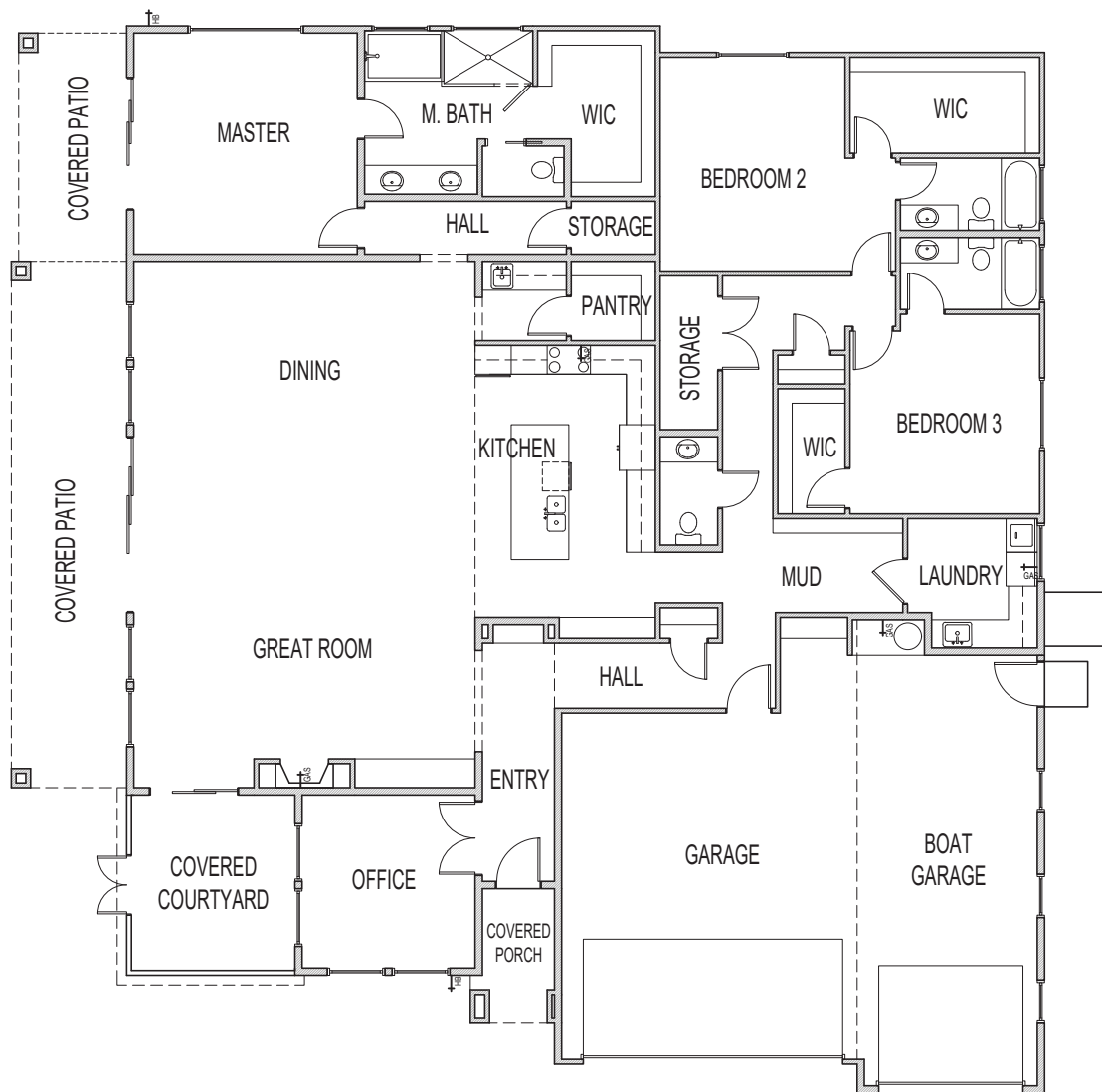
www.sshomes.info

3083 W Tanaro Trail, St. George, UT 84770



71'8"x74'

3,253 ft.²



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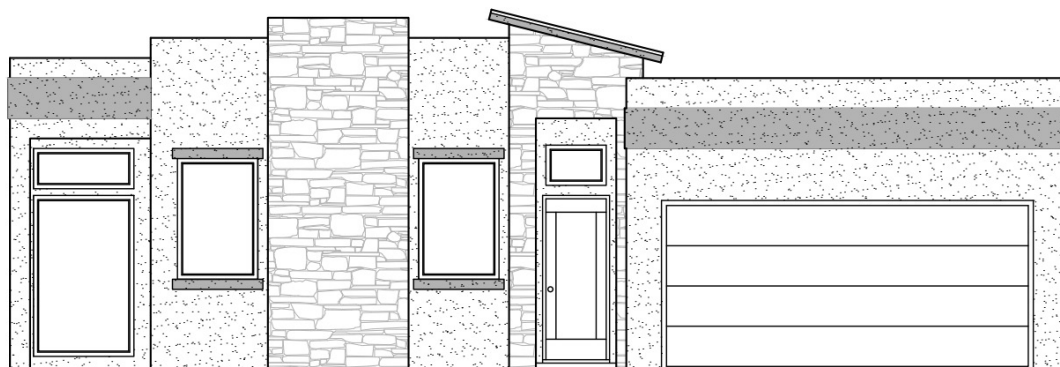
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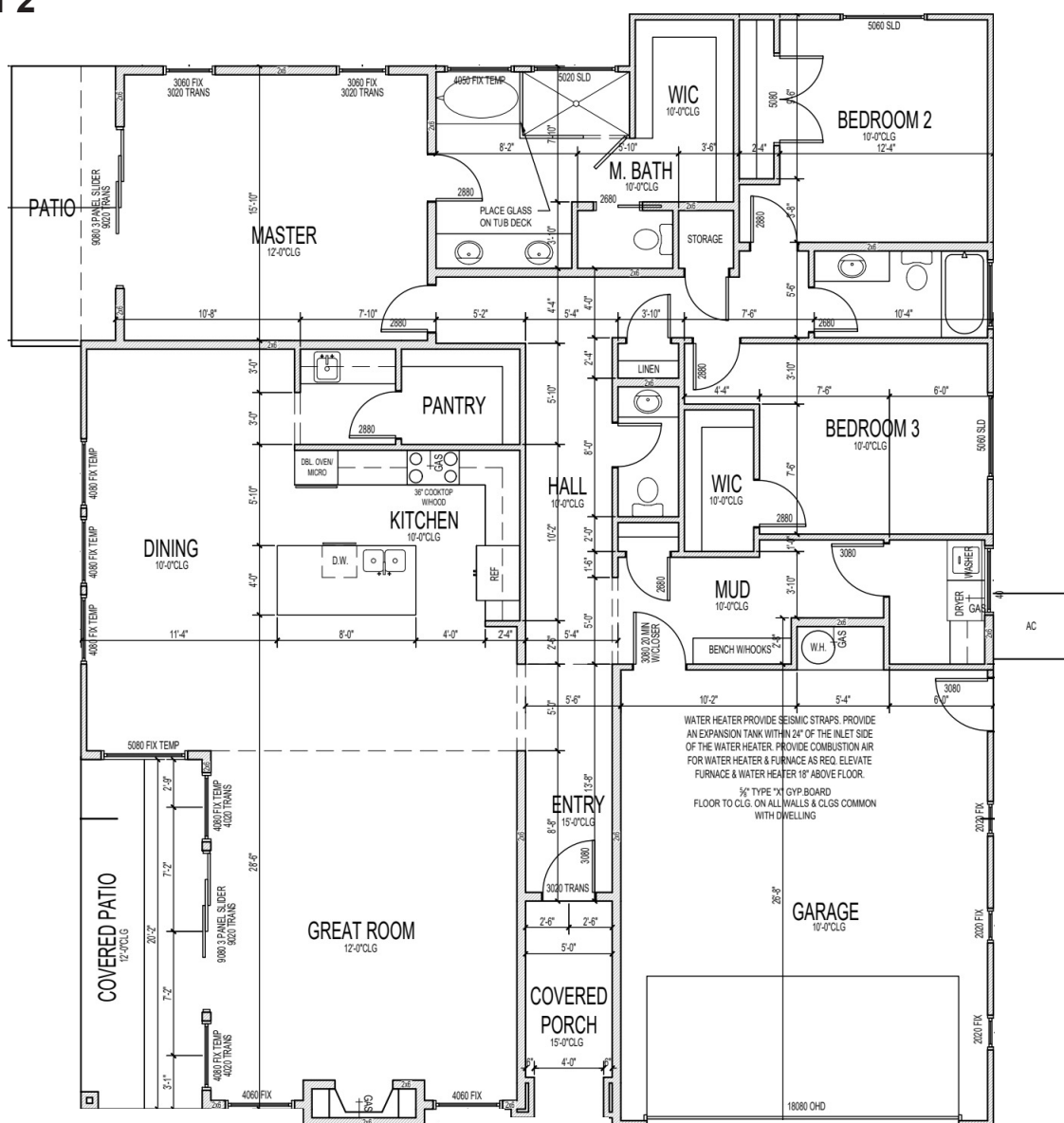
S&S Homes
www.sshomes.info

399 S Liri Trail
St. George, UT 84770



52'8"x61'2"

2,443 ft.²



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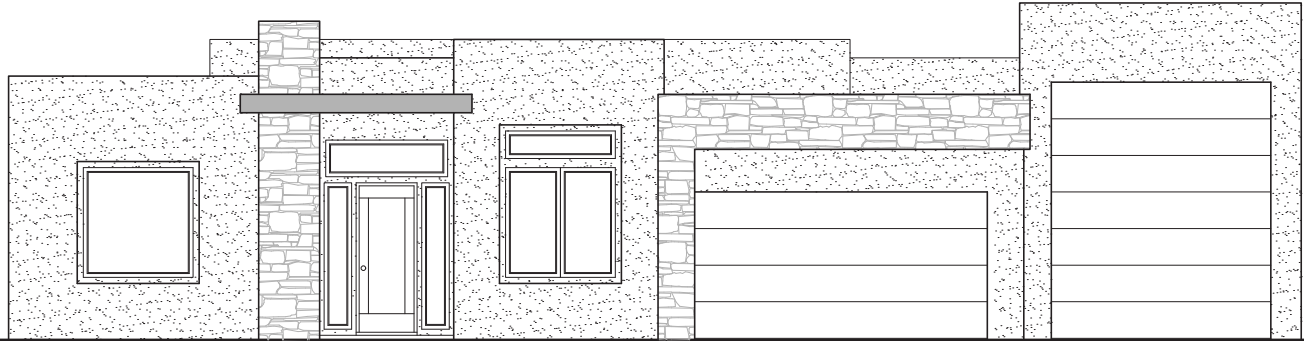
#87 - FOR SALE*

3 Bed + Casita | 4.5 Bath | 3-Car Boat Garage

S&S Homes

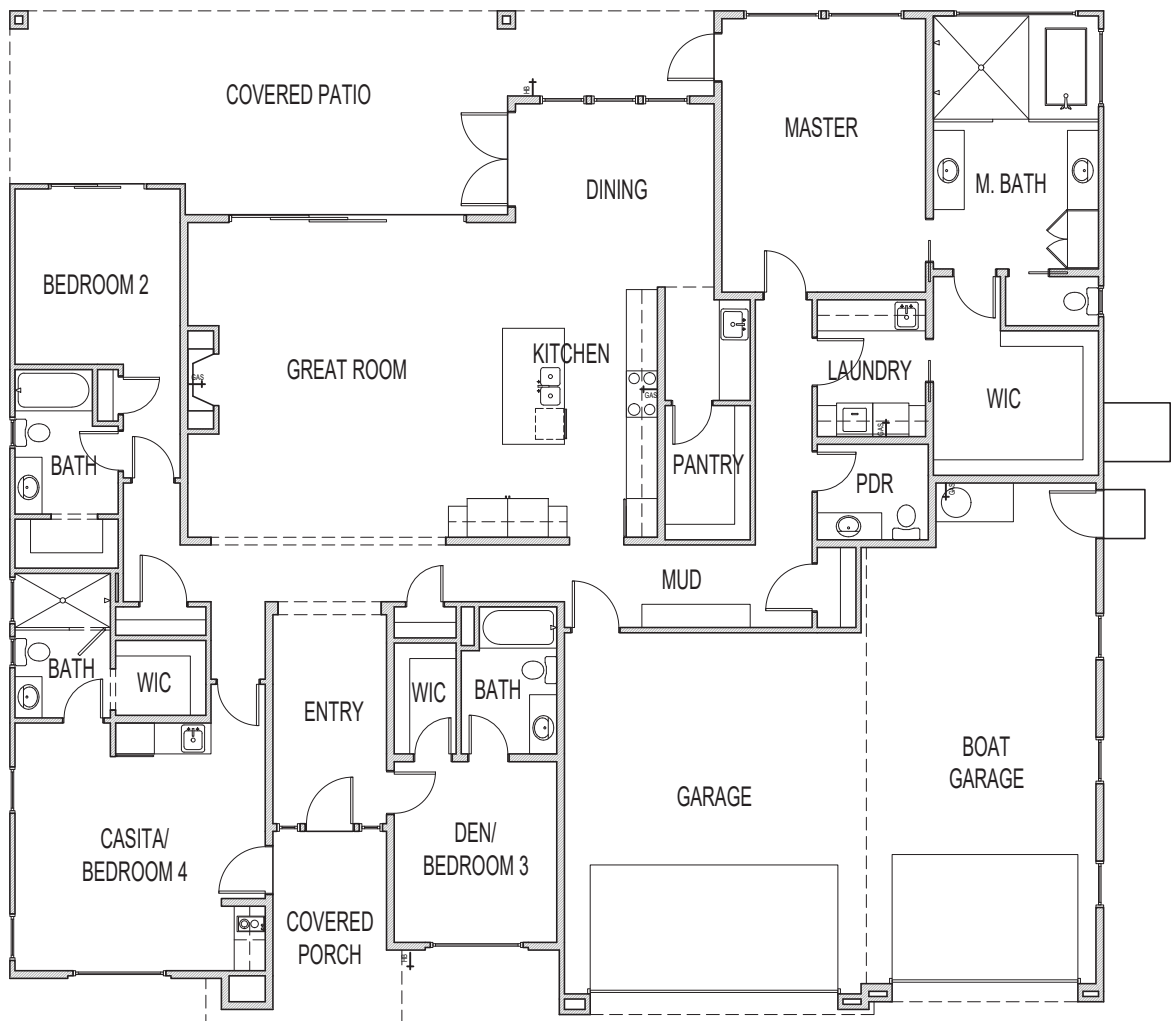
www.sshomes.info

499 S Appian Way, St. George, UT 84770



70'8"x64'10"

2,942 ft.²



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HOA MONTHLY DUES



HOA Includes:

Landscape Maintenance of Common Areas
Lighting / Monument Signs
Liability Insurance
Administration / Management

Monthly Total..... \$19.50

*This list includes some but not all items covered by your HOA dues.

Payable to: Cascata at Divario HOA
c/o Terra West Management Services
619 S. Bluff Street Tower I, Suite 201
St. George, UT 84770
(435)674-4633



At the time of purchase (one-time fees):

Utah Payoff Demand Statement Fee paid to Terra West Management	\$40
Two months Prepaid Master HOA dues (\$19.50 per month) paid to Divario	\$49
Master HOA Working Capital Contribution paid to Divario	\$100
Utah Payoff Demand Statement Delivery Fee paid to HomeWiseDocs.com	\$10

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UTILITY & COMMUNITY SERVICES



ELECTRIC

St. George City (435) 627-4700
175 E 200 N
St. George, UT 84770
www.sgcity.org

SEWER / WATER

St. George City (435) 627-4700
175 E 200 N
St. George, UT 84770
www.sgcity.org
Office: M-F 8am-5:30pm

GAS

Enbridge Gas (800) 323-5517
1155 E 350 N
St. George, UT 84790
www.enerbridgegas.com

POST OFFICE

St. George Post Office (435) 673-9549
180 N Main Street (800) 275-8777
St. George, UT 84770
Office: M-F 8:30am-5pm / Sat 9am-1pm

**Contact for mail keys*

GARBAGE / RECYCLING

Wash. County Solid Waste (435) 673-2813
325 N Landfill Road
Washington, UT 84780
www.wcsw.org
Office: M-F 8am-4pm
Landfill: M-F 7am-5:30pm / Sat 7am-3:30pm

**Call for street garbage cans*

INTERNET & TV

Infowest (435) 674-0165

Quantum Fiber (AT&T) (833) 250-6306
Direct: Drake Rosas (435) 360-0522

TDS (844) 322-8835
Direct: Bob Drabicki (435) 319-4616

NEWSPAPER

The Spectrum (800) 748-5489
335 E St. George Blvd
St. George, UT 84770
www.thespectrum.com

St. George News (435) 628-1000
3143 S 840 E, #100
St. George, UT 84790
www.stgeorgeutah.com

DMV

Driver's License Division (801) 965-4437
102 5300 W
Hurricane, UT 84737
www.dld.utah.gov/offices/dixie
Office: M-F 8am-5pm

Motor Vehicle Registration (800) 368-8824
100 5300 W
Hurricane, UT 84737
www.dmv.utah.gov
Office: M-F 8am-5pm

**New Utility Accounts can take 2-3 business days to set up.*

**Must be in owner's name to receive house keys.*



UTILITY & COMMUNITY SERVICES



SCHOOL DISTRICT

Washington County School District

121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

(435) 673-3553

ELEMENTARY SCHOOL

Arrowhead Elementary

545 Arrowhead Trail
Santa Clara, UT 84765
www.aes.washk12.org

(435) 674-2027

INTERMEDIATE SCHOOL

Tonaquint Intermediate

1210 W Curly Hollow Drive
St. George, UT 84770
www.tis.washk12.org

(435) 688-2238

MIDDLE SCHOOL

Dixie Middle

929 W 100 E
St. George, UT 84770
www.dms.washk12.org

(435) 628-0441

HIGH SCHOOL

Dixie High

350 E 700 S
St. George, UT 84770
www.dixiehigh.org

(435) 673-4682