



Desert Reserve

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

04/22/2026

S&S Homes

www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
103	2448	2	3	2.5	3 Car	Move-In-Ready*	\$579,900*
108	2448	2	3	2.5	3 Car	Move-In-Ready*	CONTRACT
111	2448	2	3	2.5	3 Car	Move-In-Ready*	CONTRACT

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

STANDARD FEATURES

INTERIOR

- **GE Stainless Steel Appliances:** Dishwasher, Microwave, Free Standing Range
- Energy Saving LED Light Bulbs
- Designer Selected Quartz Counter Tops (2 cm Thick)
- Painted HDF Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Tile Kitchen Back Splash
- Delta® Black Plumbing Features Throughout
- Tile Shower & Tub Surrounds
- Bathroom Hardware & Accessories
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Luxury Vinyl Plank Flooring
- 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)
- Elevated 9' Ceilings Throughout

EXTERIOR

- **95% Gas Furnace and 17 SEER A/C Dual Fuel: Above Industry Standard of 80% Furnace**
- 50 Gallon Water Heater
- 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
- Radiant Sheeting in the Attic
- **Front & Rear Yard Professional Landscaping**
- **Partial Rear Yard Cinder Block Walls**
- Dead Bolt Locks on All Exterior Doors
- Synthetic Stucco Finish Coat
- Cultured Stone Accents (As per Plan Elevation)
- Rain Gutters
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (per Elevation)
- 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
- Smart Programmable Thermostat
- 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
- Fiber Optic Internet Community

*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: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

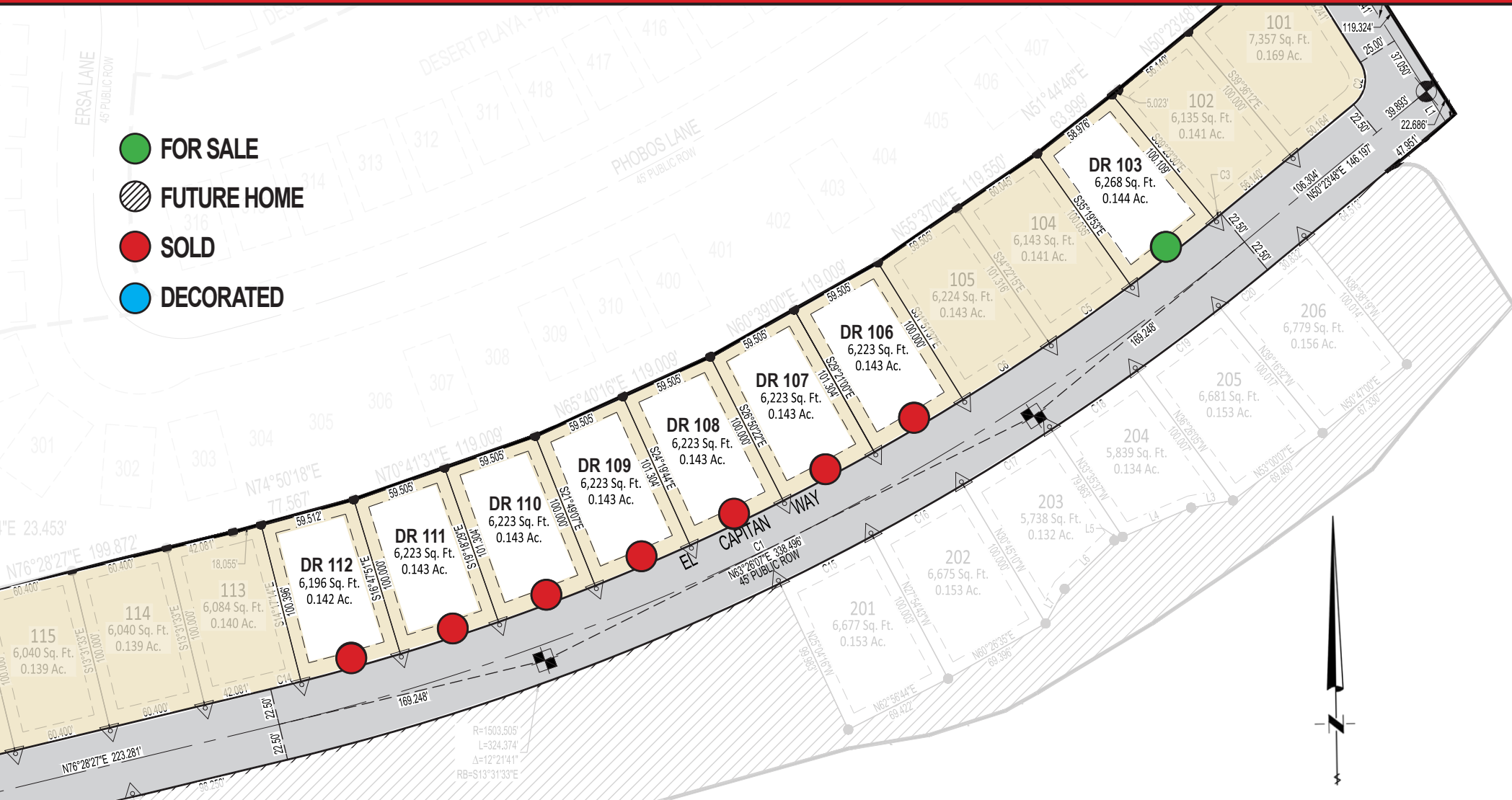




Desert Reserve

PLAT MAP
PHASE 1

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MULTIPLE LISTING SERVICE
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S&S Realty
SOLUTIONS





Desert Reserve

LOT #103 - FOR SALE*

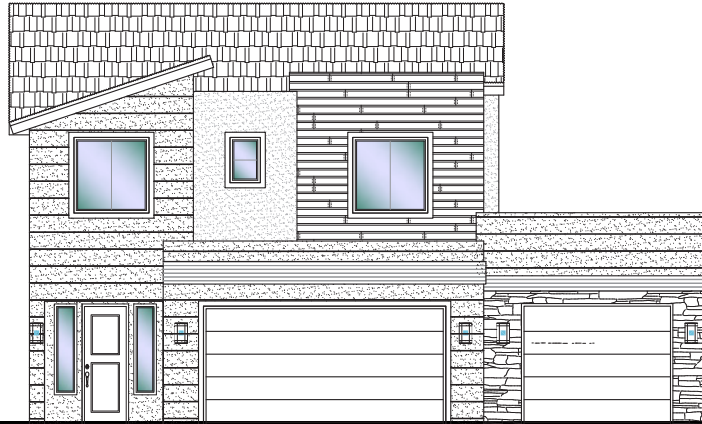
3 Bed | 2.5 Bath | 3 Car Garage

S&S Homes

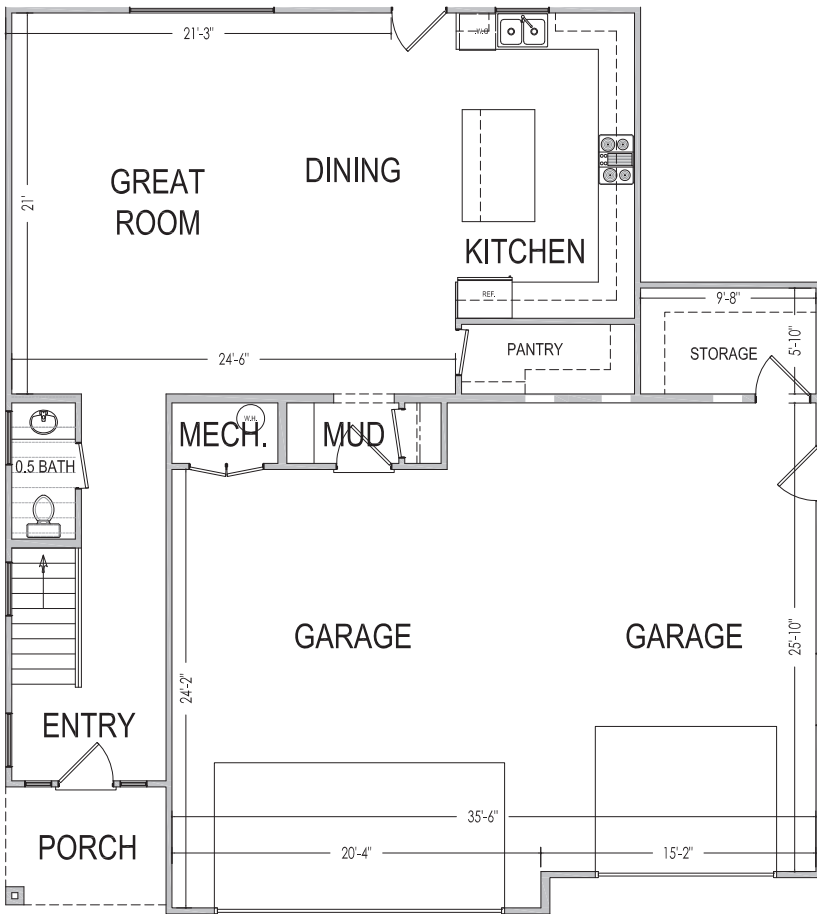
www.sshomes.info

4177 E. El Capitan Way
St. George, UT 84790

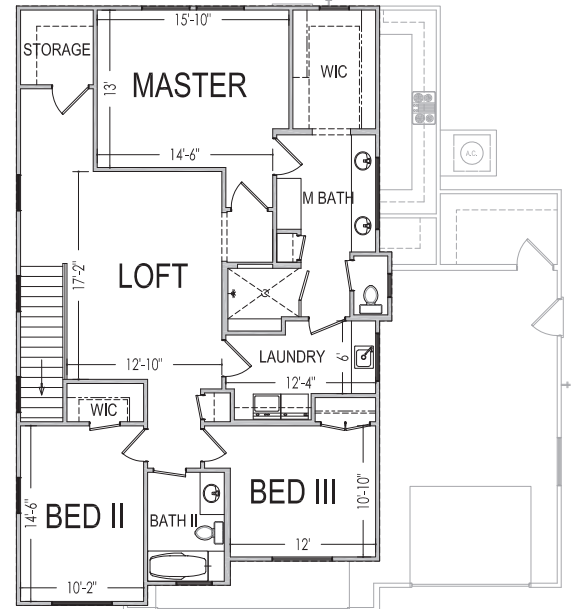
45'x50'



2,448 ft.²



1,014 ft.²



1,434 ft.²

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HOA INFORMATION

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HOA Includes:

Landscape Maintenance of Common Areas
Administration / Management

Annual Total \$180.00

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

Payable to:

Desert Reserve HOA
201 E St George Boulevard
St. George, UT 84770
(435) 628-3950



Desert Reserve

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

New Buyer Administration Fee..... \$50

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UTILITY & COMMUNITY SERVICES

ELECTRIC

Dixie Power (435) 673-3297
145 W Brigham Road
St. George, UT 84790
www.dixiepower.com

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) 688-2850
1150 E Riverside Drive (800) 275-8777
St. George, UT 84790
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.*



**Desert
Reserve**

S&S Homes
HOMES FOR LIFE

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

Desert Canyons Elementary

3101 E Rimrunner Drive
St. George, UT 84790
www.dces.washk12.org

(435) 634-7040

INTERMEDIATE SCHOOL

Sunrise Ridge Intermediate

3167 S 2350 E
St. George, UT 84790
www.sri.washk12.org

(435) 652-4772

MIDDLE SCHOOL

Desert Hills Middle

936 E Desert Hills Drive
St. George, UT 84790
www.dhms.washk12.org

(435) 628-0001

HIGH SCHOOL

Desert Hills High

828 E Desert Hills Drive
St. George, UT 84790
www.dhthunder.org

(435) 674-0885