



**Desert
Reserve**

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

09/22/2026
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*	\$559,000* PRICE REDUCED 

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

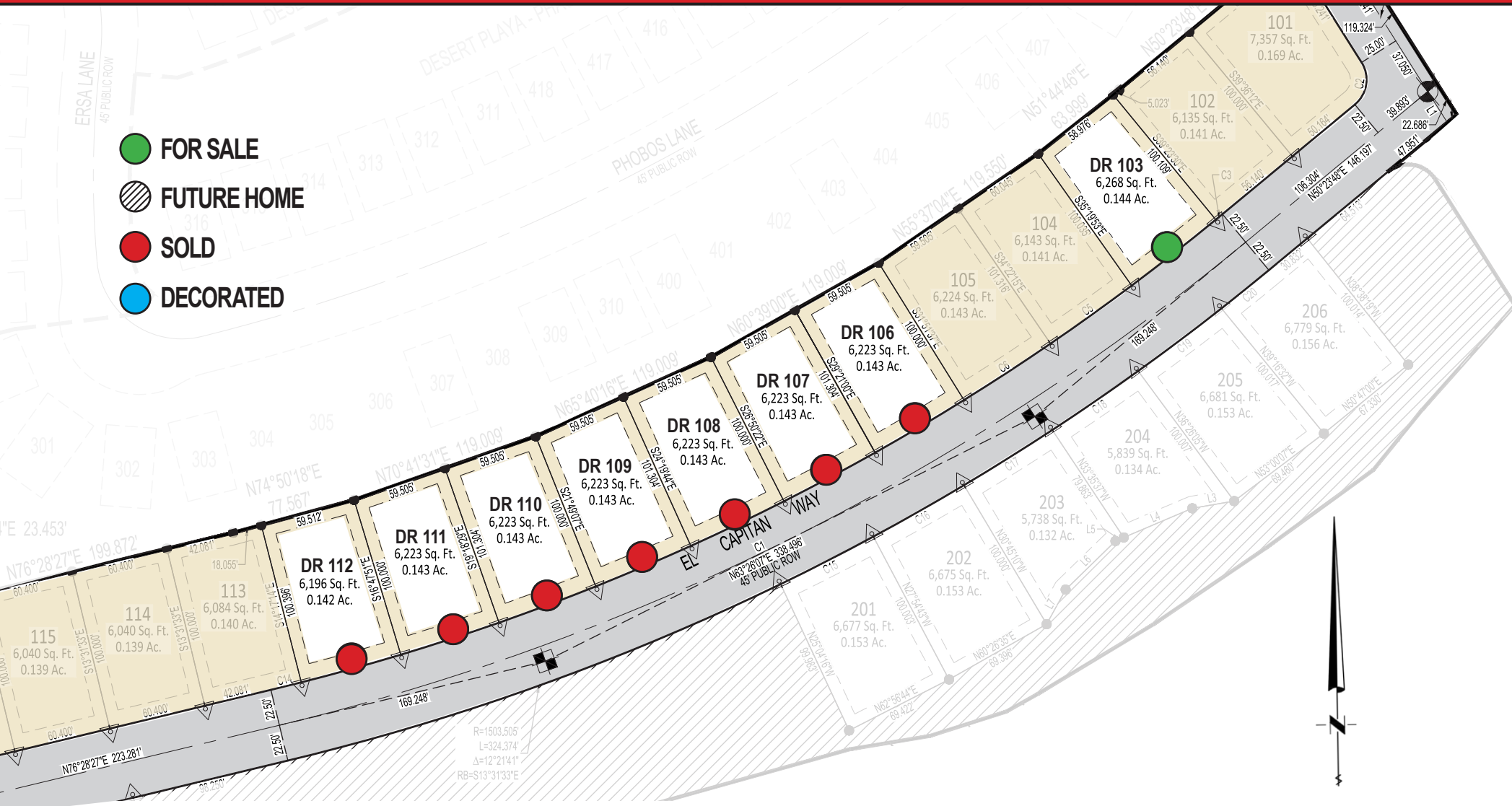




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PLAT MAP PHASE 1

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MULTIPLE LISTING SERVICE
MLS



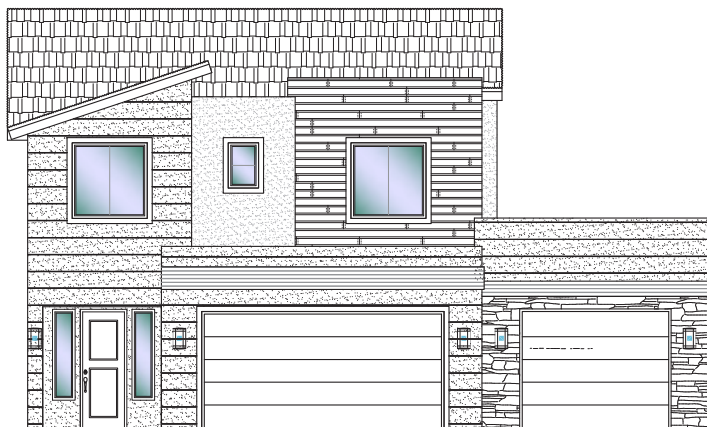
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LOT #103 - FOR SALE

3 Bed | 2.5 Bath | 3 Car Garage

FINAL HOME

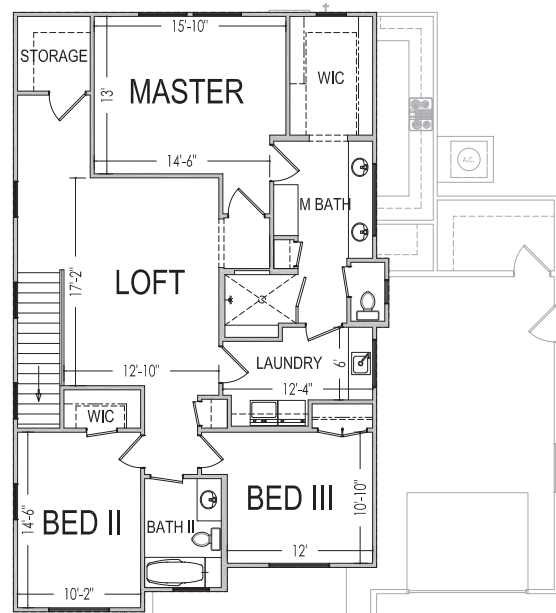
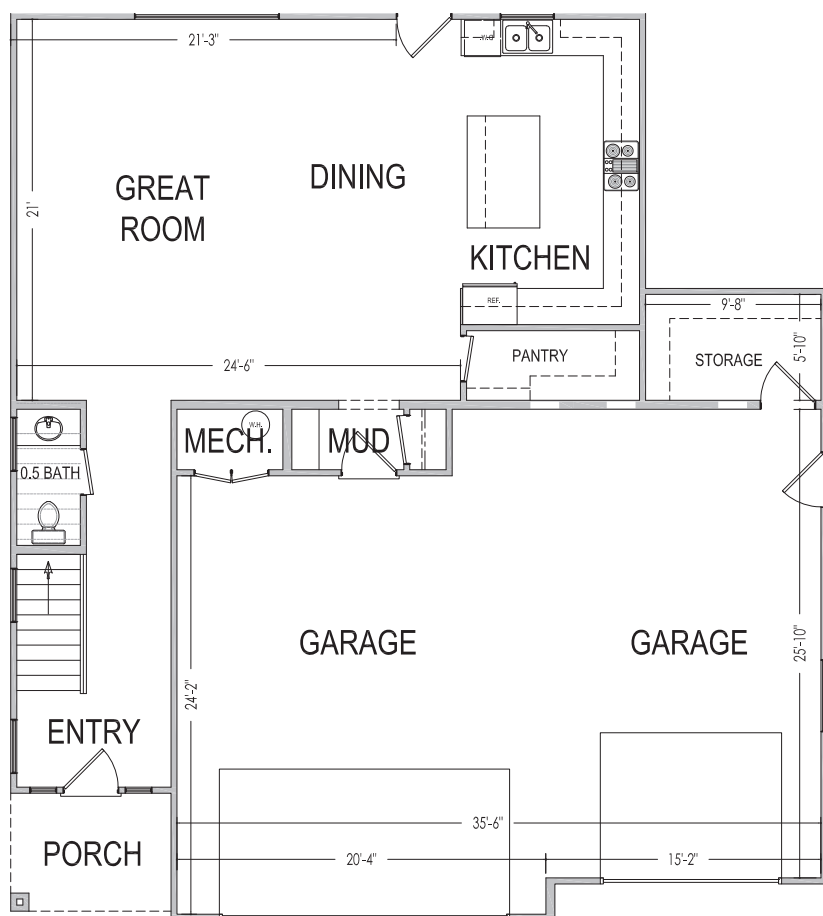
\$565,000*

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

2,448 ft.²

Main: 1,014 ft.²
Upper: 1,434 ft.²

45'x50'



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HOA INFORMATION

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www.sshomes.info

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



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

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

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HOMES FOR LIFE

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
St. George, UT 84790
Office: M-F 8:30am-5pm / Sat 9am-1pm
(800) 275-8777

**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.*



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HOMES FOR LIFE

UTILITY & COMMUNITY SERVICES

SCHOOL DISTRICT

Washington County School District

(435) 673-3553

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

ELEMENTARY SCHOOL

Desert Canyons Elementary

(435) 634-7040

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

INTERMEDIATE SCHOOL

Sunrise Ridge Intermediate

(435) 652-4772

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

MIDDLE SCHOOL

Desert Hills Middle

(435) 628-0001

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

HIGH SCHOOL

Desert Hills High

(435) 674-0885

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