

| LOT# | SQ. FT. | LEVELS | BEDS     | BATHS | GARAGE | EST. DATE*                                                                                         | FOR SALE*       |
|------|---------|--------|----------|-------|--------|----------------------------------------------------------------------------------------------------|-----------------|
| 306  | 2821    | 2      | 5+Den    | 3.5   | 3-Boat | Nov.'26*                                                                                           | CALL FOR PRICE* |
| 308  | 2655    | 2      | 4        | 2.5   | 3-Car  | Nov.'26*                                                                                           | CALL FOR PRICE* |
| 309  | 1550    | 1      | 3        | 2     | 2-Car  |  Move-in-Ready* | \$558,900*      |
| 404  | 1960    | 2      | 4        | 2.5   | 2-Car  |  MIR* + Staged  | \$561,900*      |
| 407  | 2459    | 2      | 4+ADU    | 3     | 2-Car  | Aug.'26*                                                                                           | \$717,000*      |
| 408  | 2459    | 1      | 3+Casita | 3     | 3-Car  | Jul.'26*                                                                                           | \$689,000*      |
| 409  | 1861    | 1      | 3+Den    | 2     | 3-RV   | Jul.'26*                                                                                           | \$645,000*      |
| 410  | 3014    | 2      | 4+Den    | 2.5   | 3-Car  | Jul.'26*                                                                                           | \$739,000*      |
| 412  | 2432    | 1      | 3        | 2.5   | 3-RV   | Nov.'26*                                                                                           | CALL FOR PRICE* |
| 414  | 3410    | 2      | 4+Den    | 3.5   | 3-Boat | Dec.'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 Stainless Steel Appliances:**
  - Dishwasher, Microwave
  - Free Standing Range or Cook top with Wall Oven (as per plan)
- Energy Saving LED Light Bulbs
- Designer Selected Kitchen & Bath Counter Tops
- Designer Selected Stained 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
- Bathroom Hardware & Accessories
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Hard Flooring in Entry, Kitchen, Baths, Utility Room, Hallways
- Gas Fireplace with Blower (\*if Included on plan)
- 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 Ceilings (as per plan)

#### EXTERIOR

- **95% Gas Furnace and 14 SEER A/C**  
Above Industry Standard of 80% Furnace

- 50 Gallon Gas 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 Across Roof
- **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 (per elevation)
- Rain Gutters
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (pereElevation)
- Pre-Plumbed Soft Water Loop
- 8' Designer Selected Insulated Garage Doors With Openers

#### CONNECTIVITY

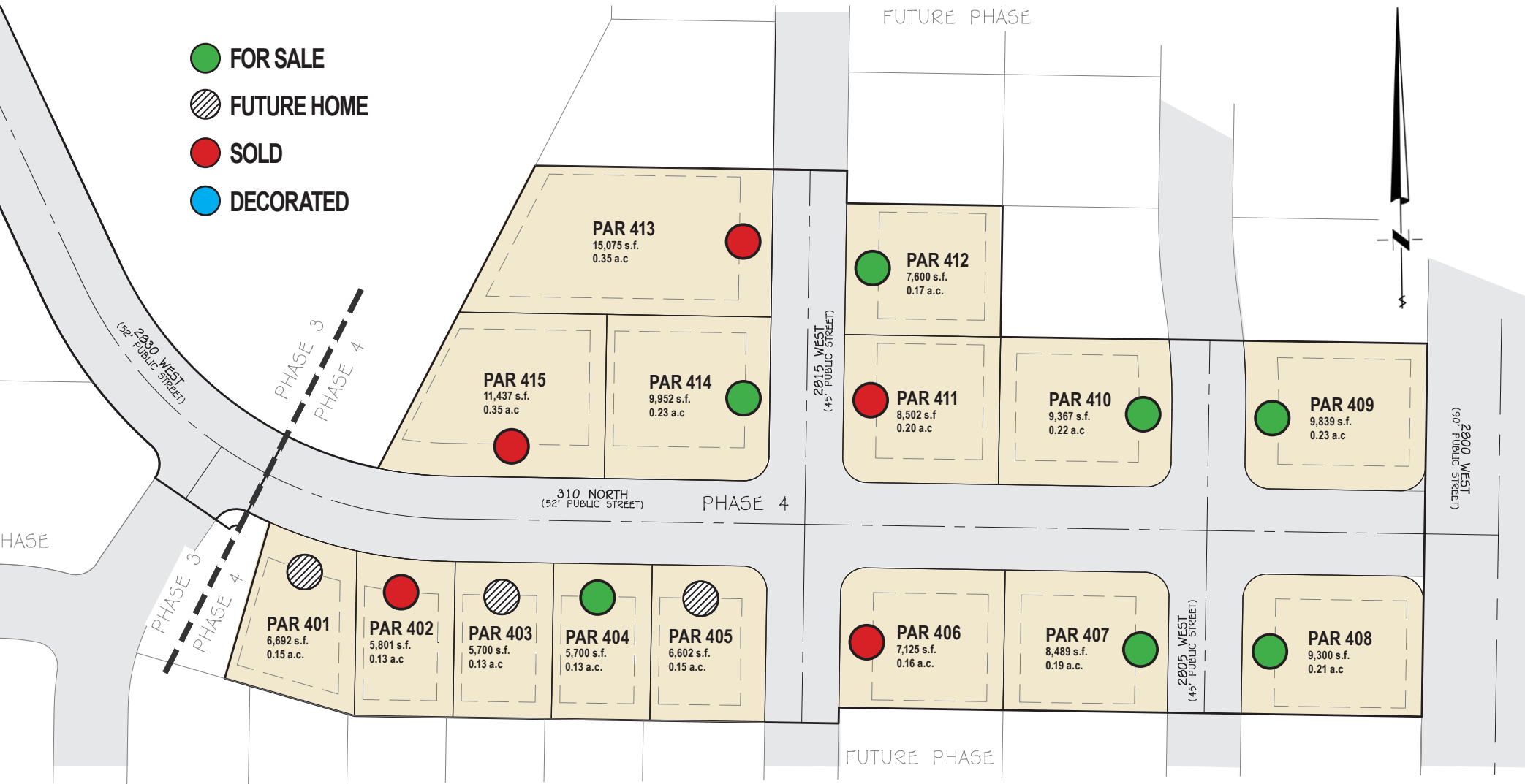
- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Smart Programmable Thermostat
- Fiber Internet Ready Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Prewire or Sleeved for Cable, Phone Service and Satellite
- Ethernet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

\*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: Lori Johansson**  
(435)669-8618 - [lori@ssrealtysolutions.com](mailto:lori@ssrealtysolutions.com)





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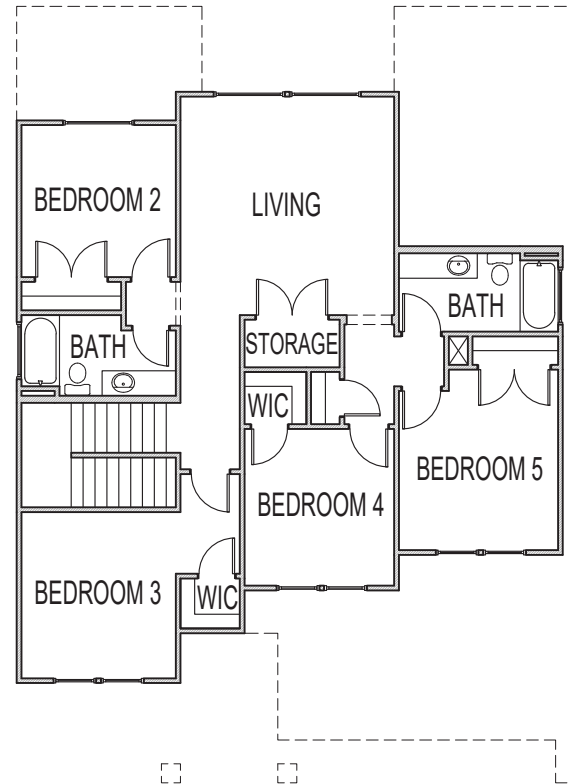
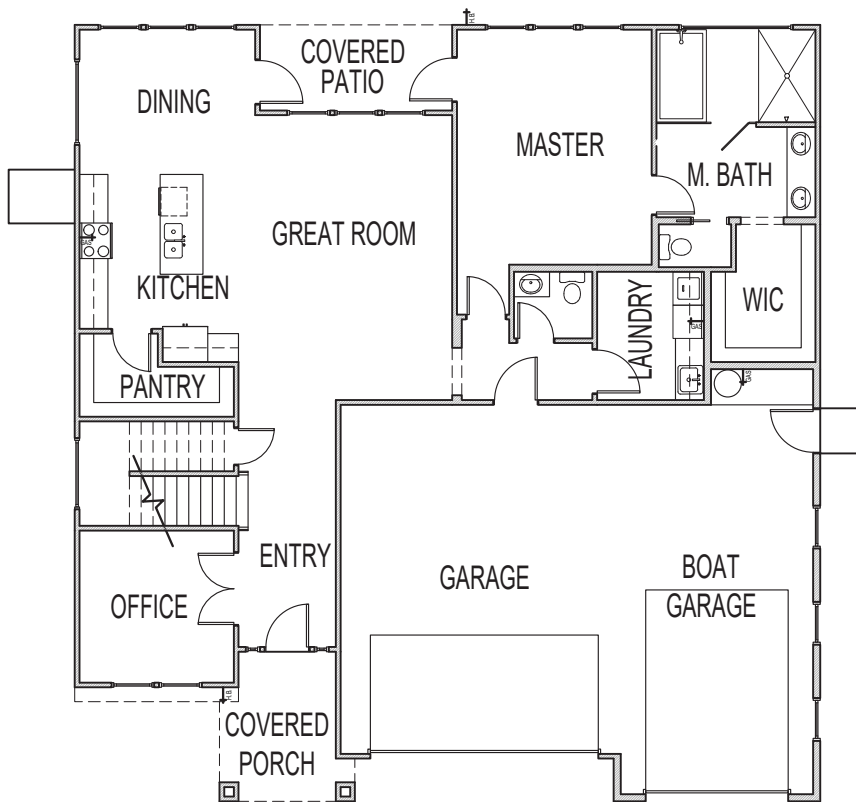


2825 W 500 N, Hurricane, UT 84737



**52'4"x54'6"**

**2,821 ft.<sup>2</sup>**



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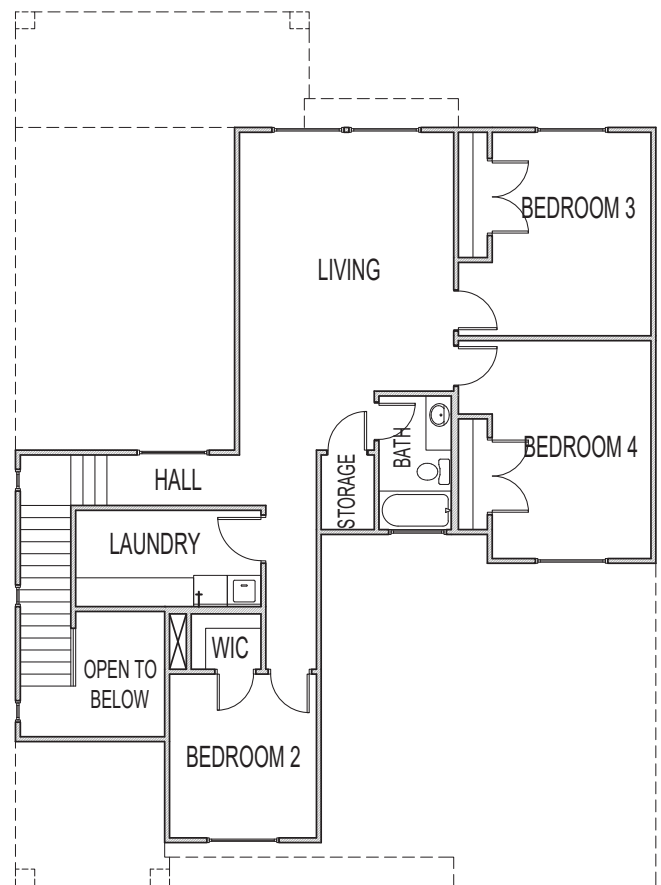
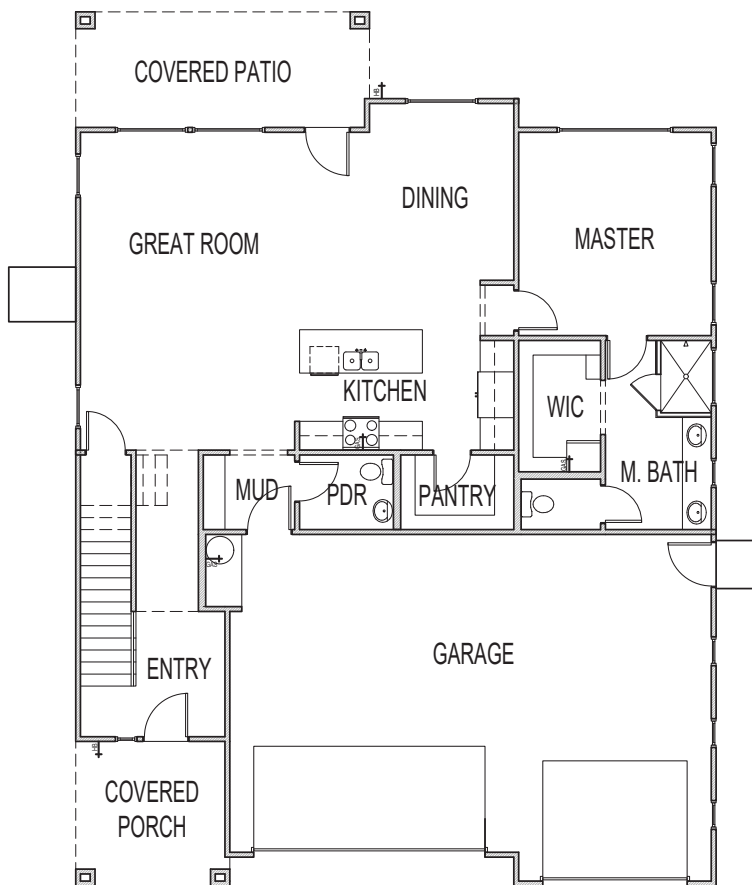
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**44'4"x60'6"**

**2,655 ft.<sup>2</sup>**



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**1,550 ft.<sup>2</sup>**



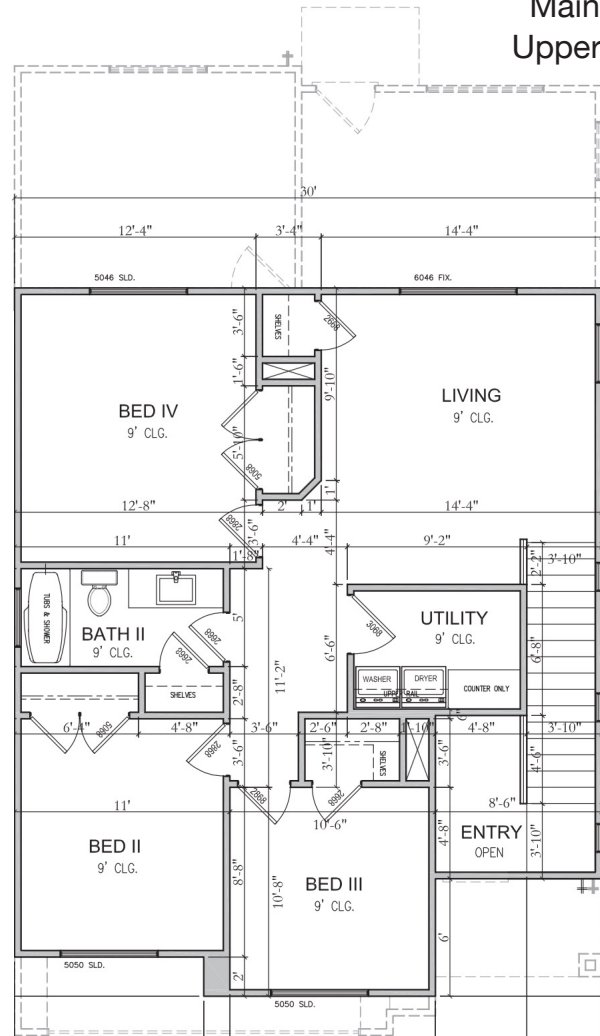
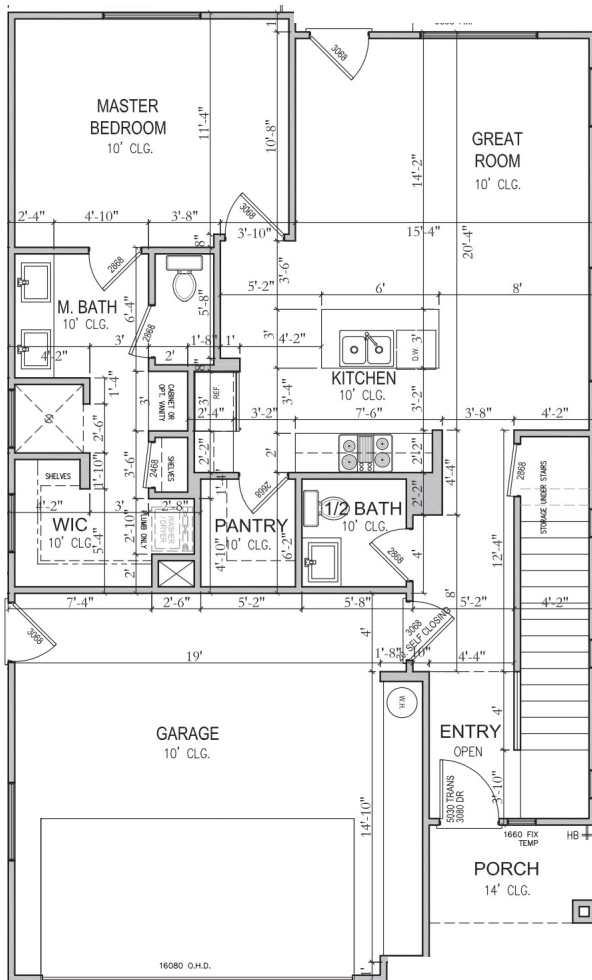
2819 W 310 N  
Hurricane, UT 84737

30'x50'



1,960 ft.<sup>2</sup>

Main 983 ft.<sup>2</sup>  
Upper 977 ft.<sup>2</sup>



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MULTIPLE LISTING SERVICE  
**MLS**

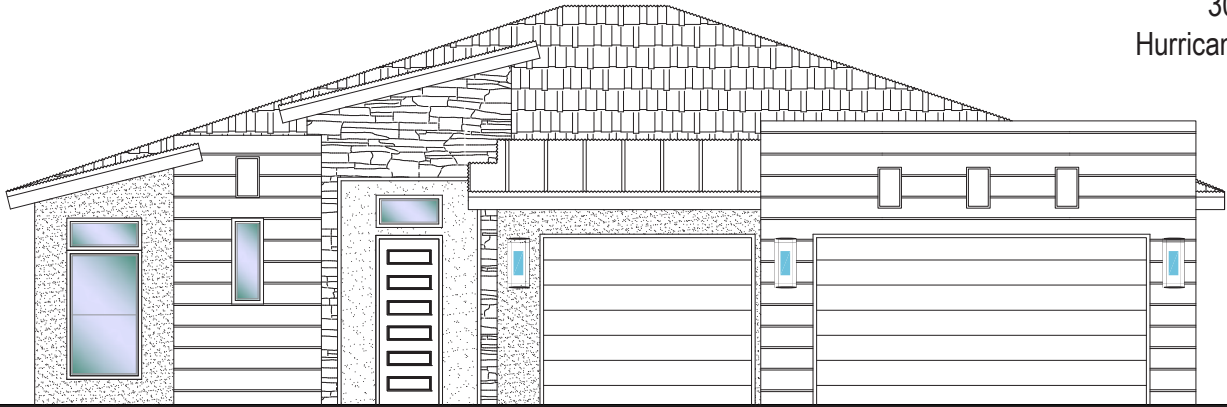


**S&S Realty**  
SOLUTIONS



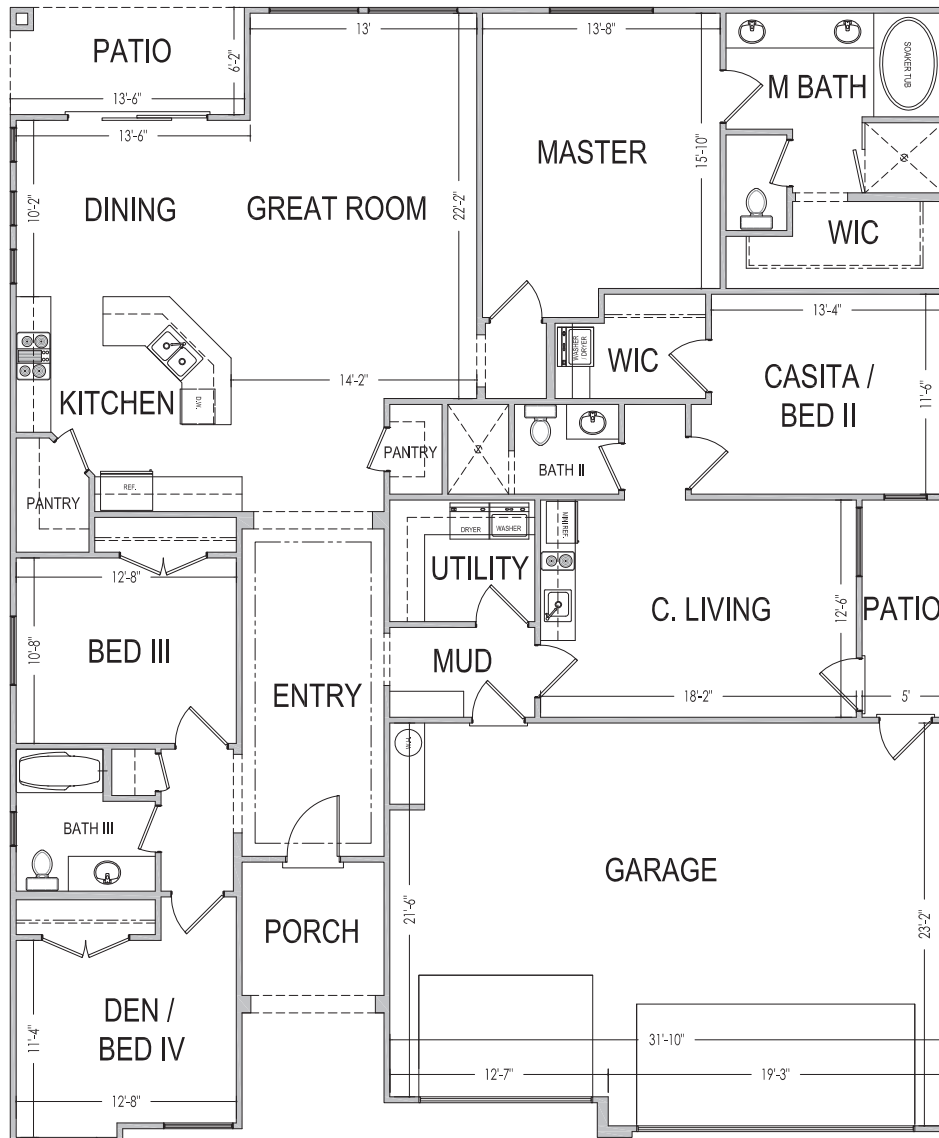
A line drawing of a two-story house. The house features a gabled roof with a small dormer window. The front facade has a large, multi-paned window and a garage door. The side wall is textured to look like stone. The house is set against a background of a field and a distant treeline.

[illegible]



54'x65.4'

2459 ft.<sup>2</sup>



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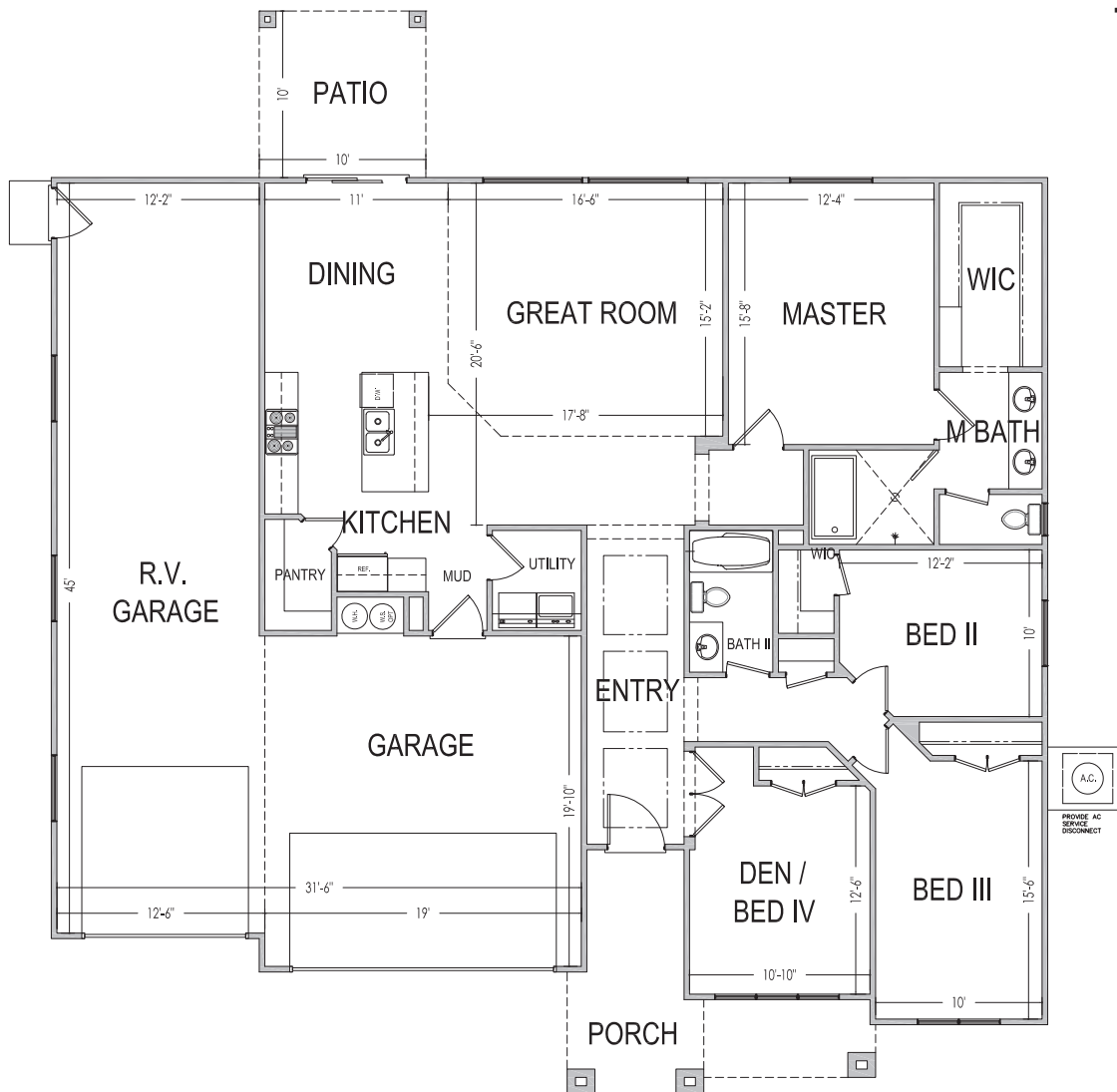
**Agent: Lori Johansson**  
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60'x65'

1861 ft.<sup>2</sup>



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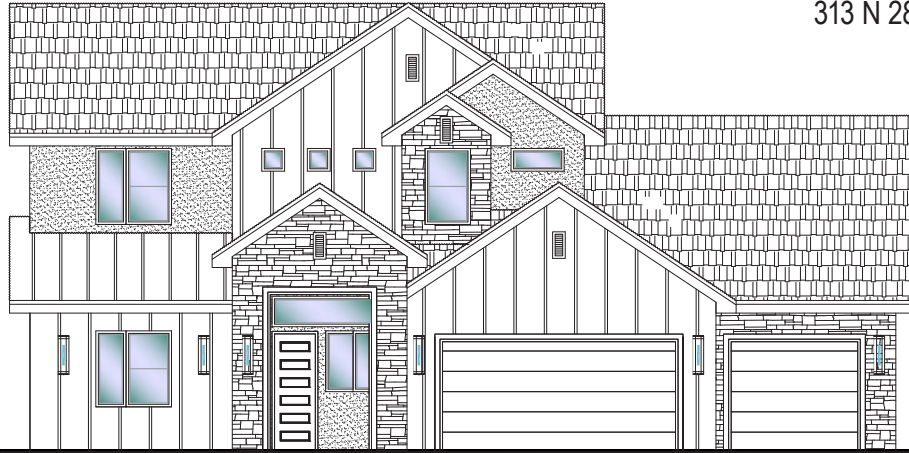


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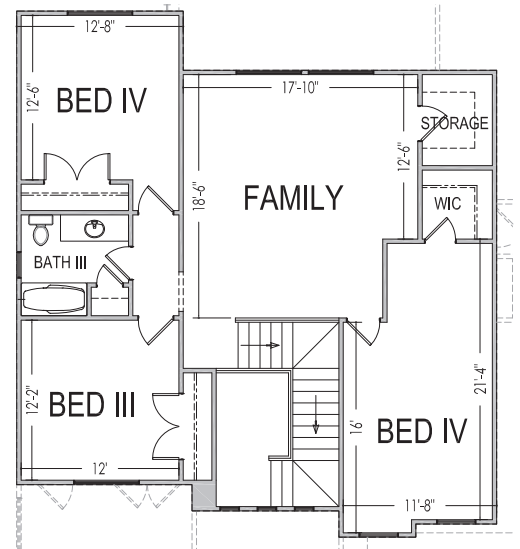
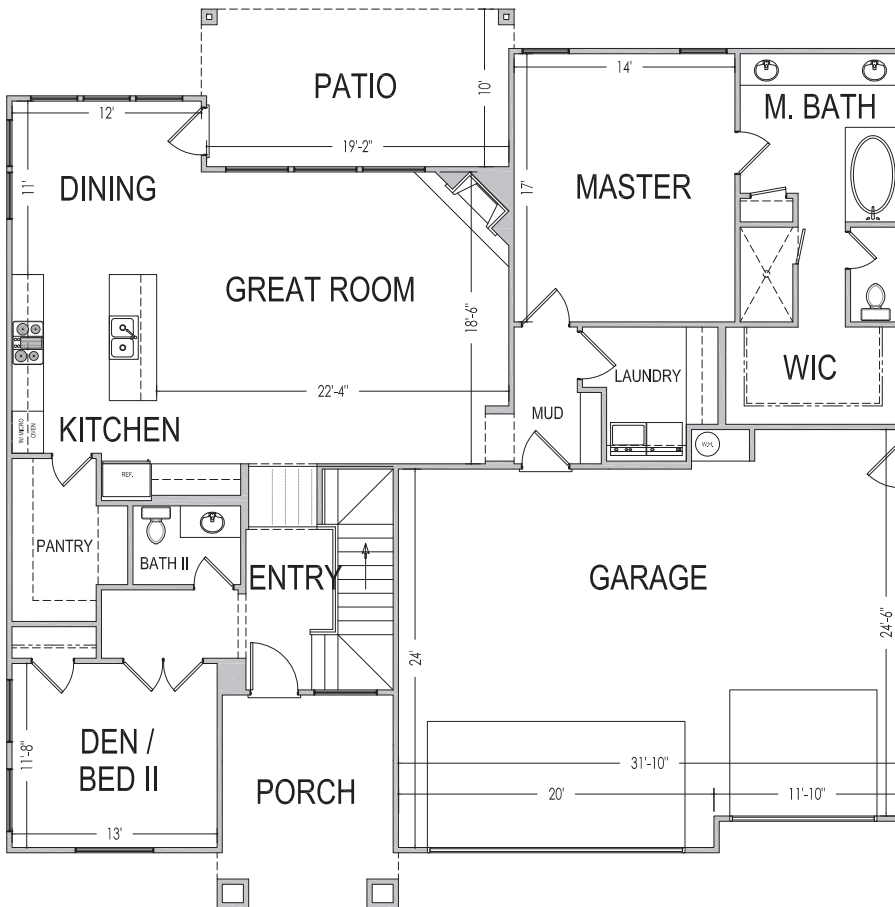
313 N 2805 W, Hurricane, UT 84737

57'x57'



3014 ft.<sup>2</sup>

Main 1796 ft.<sup>2</sup>  
Upper 1218 ft.<sup>2</sup>



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MULTIPLE LISTING SERVICE  
**MLS**



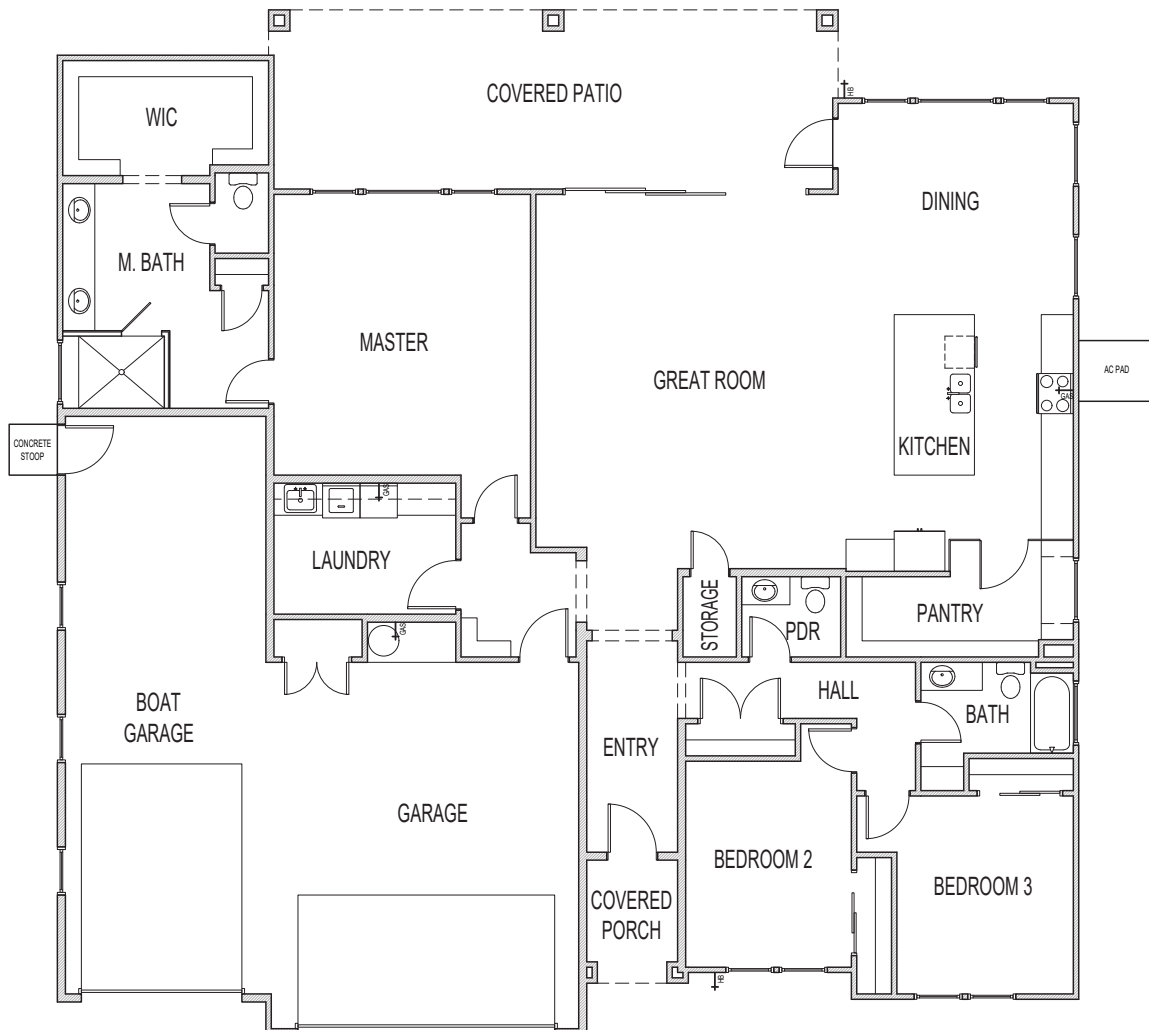
**S&S Realty**  
SOLUTIONS





63'8"x63'10"

2,432 ft.<sup>2</sup>



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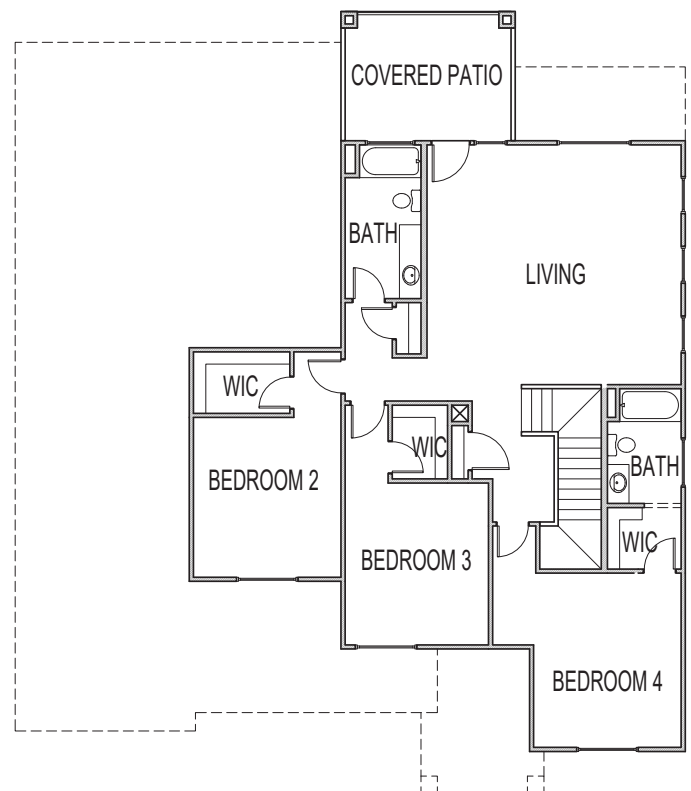
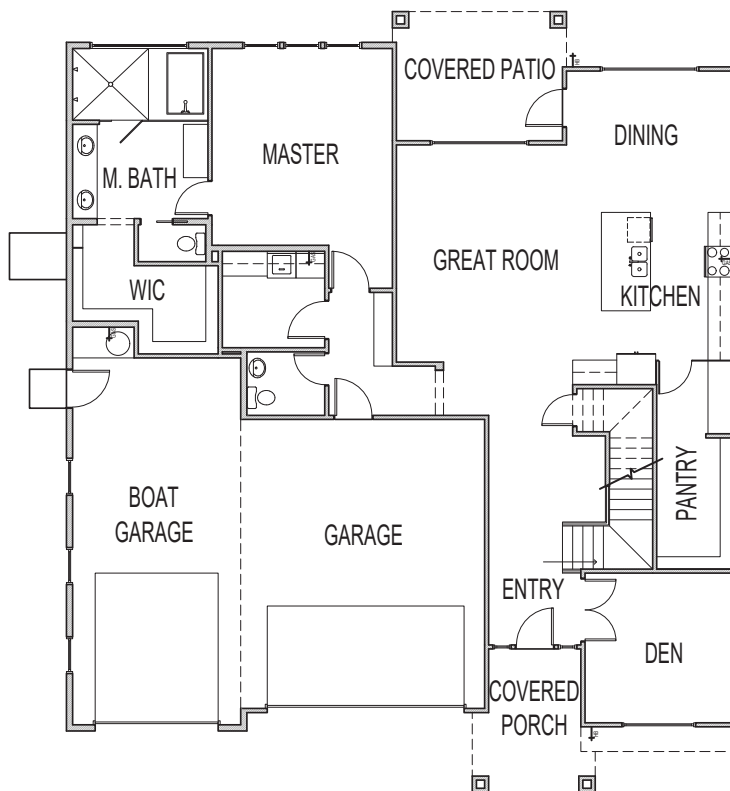
2816 W 310 N, Hurricane, UT 84737



**54'6" x 63'6"**

**3,410 ft.<sup>2</sup>**

Main 1,913 ft.<sup>2</sup>  
Upper 1,497 ft.<sup>2</sup>



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## HOA Includes:

Landscape Maintenance of Common Areas

Administration / Management

---

**Monthly Total..... \$20**

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

## Payable to:

**Paraiso South HOA**

201 E St George Boulevard

St. George, UT 84770

(435) 628-3950



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

New Buyer Reinvestment Fee ..... \$200

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

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## UTILITY & COMMUNITY SERVICES



### ELECTRIC

**Hurricane City** (435) 635-2811  
147 N 870 W  
Hurricane, UT 84737  
[www.cityofhurricane.com](http://www.cityofhurricane.com)

### SEWER / WATER

**Hurricane City** (435) 635-2811  
147 N 870 W  
Hurricane, UT 84737  
[www.cityofhurricane.com](http://www.cityofhurricane.com)  
Office: M-F 8am-5:00pm

### GAS

**Enbridge Gas** (800) 323-5517  
1155 E 350 N  
St. George, UT 84790  
[www.enerbridgegas.com](http://www.enerbridgegas.com)

### POST OFFICE

**Hurricane Post Office** (435) 635-4781  
1075 W 100 N (800) 275-8777  
Hurricane, UT 84737  
Office: M-F 8:30am-4:30pm / 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](http://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](http://www.thespectrum.com)

**St. George News** (435) 628-1000  
3143 S 840 E, #100  
St. George, UT 84790  
[www.stgeorgeutah.com](http://www.stgeorgeutah.com)

### DMV

**Driver's License Division** (801) 965-4437  
102 5300 W  
Hurricane, UT 84737  
[www.dld.utah.gov/offices/dixie](http://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](http://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

(435) 673-3553

121 W Tabernacle  
St. George, UT 84770  
[www.washk12.org](http://www.washk12.org)  
Office: M-F 7:30am-4pm

### ELEMENTARY SCHOOL

#### Coral Canyon Elementary

(435) 652-4787

3435 Canyon Crest Avenue  
Washington, UT 84780  
[www.ces.washk12.org](http://www.ces.washk12.org)

### INTERMEDIATE SCHOOL

#### Hurricane Intermediate

(435) 635-8931

1325 S 700 W  
Hurricane, UT 84737  
[www.his.washk12.org](http://www.his.washk12.org)

### MIDDLE SCHOOL

#### Hurricane Middle

(435) 635-4634

395 N 200 W  
Hurricane, UT 84737  
[www.hms.washk12.org](http://www.hms.washk12.org)

### HIGH SCHOOL

#### Hurricane High

(435) 635-3280

345 W Tiger Blvd  
Hurricane, UT 84737  
[www.hhs.washk12.org](http://www.hhs.washk12.org)