Serenity ESTATES

NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates*

10/21/2026

S&S Homes
www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
4	2030	1	3+Den	2	3-Car	Oct.'26*	$787,000*
6	1897	1	3	2.5	3-Car	Move-In-Ready*	CONTRACT
7	2604	1	4	3.5	3-Car RV	Dec.'26*	CALL FOR PRICE*
8	1974	1	4	2.5	2-Car	MIR* + (STAGED)	$699,000*
11	2797	1	4	3	3-Car RV	Nov.'26*	$975,000*
15	1974	1	4	2.5	2-Car	Nov.'26*	$777,000*
17	1738	1	3	2	2-Car	MIR* + (STAGED)	$675,000*

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 Granite Counter Tops (3 cm Thick)
- Designer Selected 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
- 18" Tile Kitchen Back Splash
- Pull Down Delta Essa® Collection Stainless Steel Kitchen Faucet
- Delta® Velum Satin Nickel Faucets Throughout
- 8' Tile Shower & Tub Surrounds with Deco Accent Tile
- Toilet Paper Holders & Towel Bars
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Luxury Vinyl Plank in Entry, Kitchen, Nook, Baths, Utility Room, Hallways
- Gas Fireplace with Blower (If Included on Plan)
- Old World Wall Texture and Stomp Ceiling Texture
- Decora Light Switches
- Ceiling Fan Pre-wire in all Bedrooms and Living Rooms
- Trim - 5" Base, 3" Case
- Two-Tone Paint Throughout Home (Garage One-Tone Only)
- Elevated Ceilings (As Included on Plan)

EXTERIOR

- **95% Gas Furnace and 13 SEER A/C**
  Above Industry Standard of 80% Furnace
- 50 Gallon Gas Water Heater
- 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 Barrier 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 (As per Plan Elevation)
- Rain Gutters and Drains
- Border Accents on Driveway
- Fire Rated Garage Entry Door
- Dark Sky Association Approved Lighting
- 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
- Pre-Wire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Ready Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Pre-Wire or Sleeved for Cable, Phone Service and Satellite
- Ethernet and TV Drops run to Great Room(s) and Bedrooms
- Pre-Wire 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
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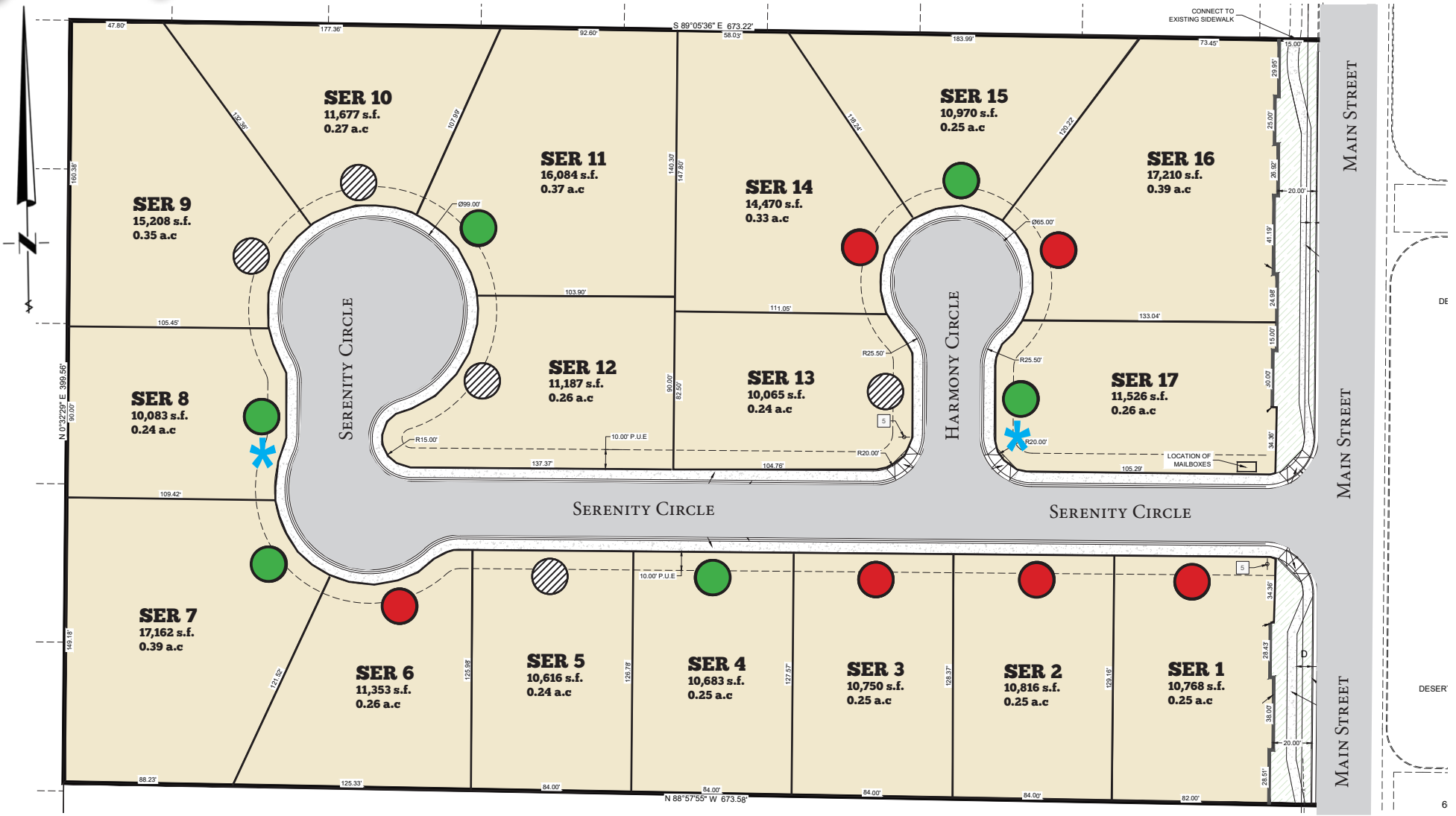
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Serenity Estates

PLAT MAP

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FOR SALE
FUTURE HOME
SOLD
* DECORATED



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Serenity ESTATES

LOT #4 - FOR SALE*

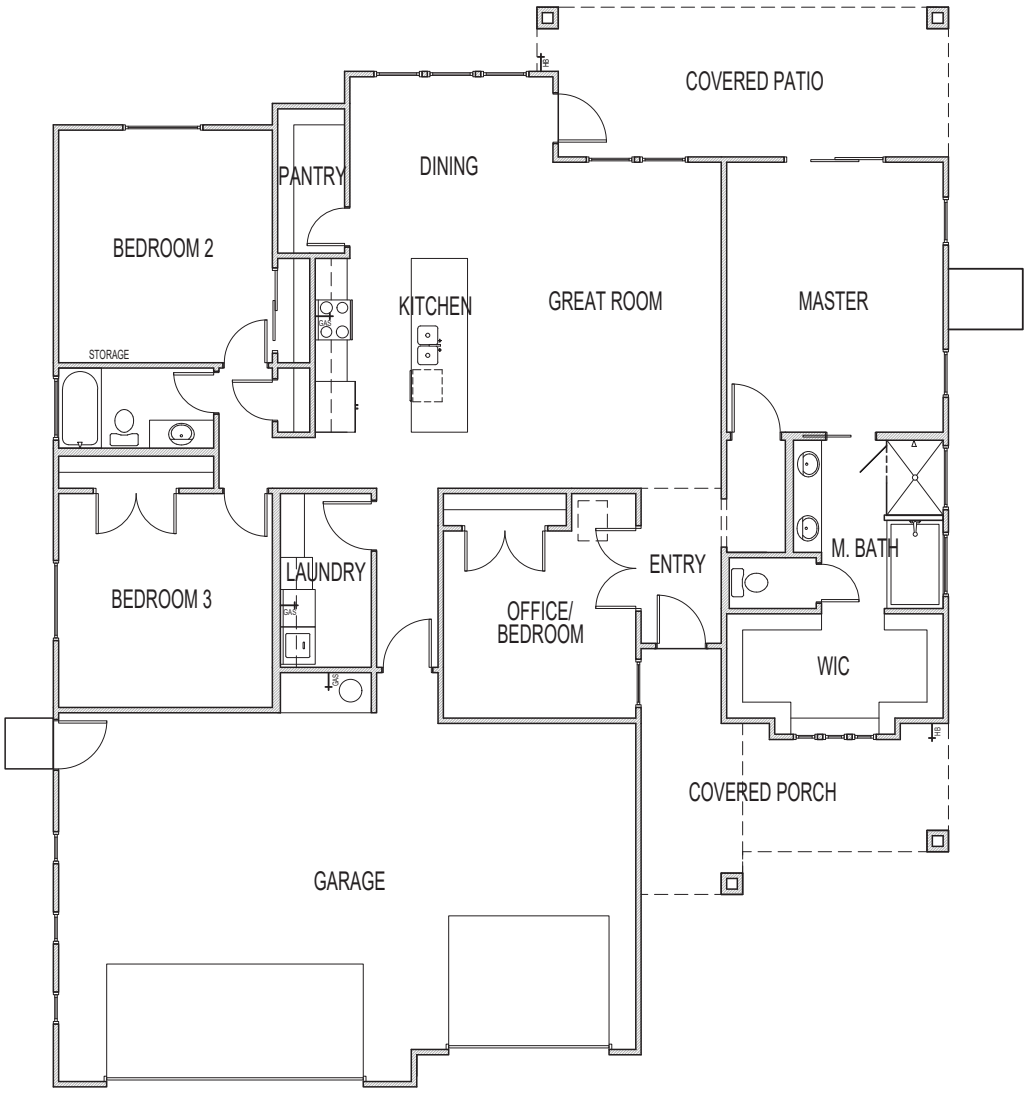
3 Bed + Den | 2 Bath | 3 Car Garage

S&S Homes
www.sshomes.info

46 W Serenity Circle, Ivins, UT 84738



55’10”x67’4” **2,030 ft.²**



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LOT #7 - FOR SALE*

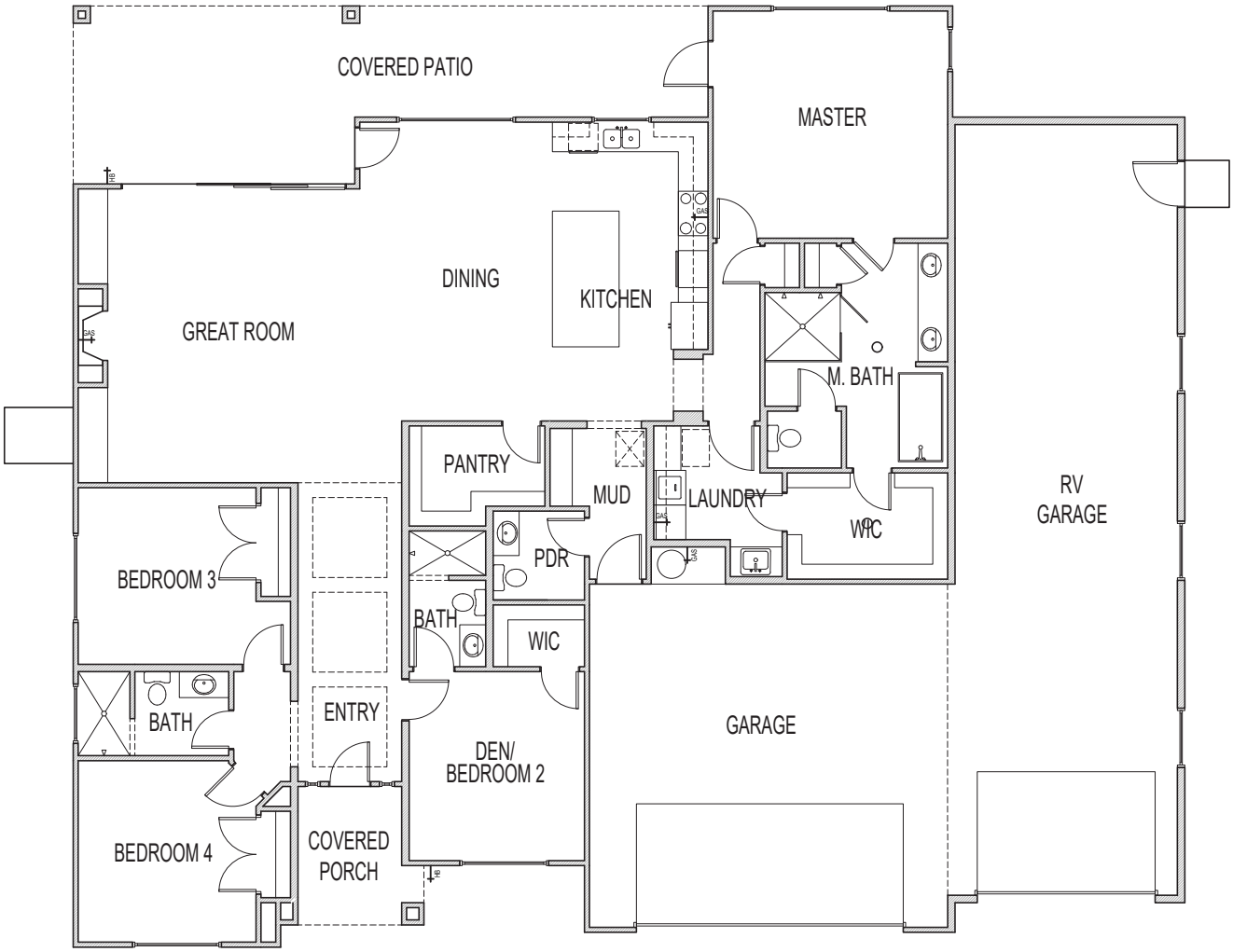
4 Bed | 3.5 Bath | 3-Car RV Garage

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83 W. Serenity Circle
Ivins, UT 84738



75'x63'6" **2,604 ft.²**



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LOT #8 - FOR SALE*

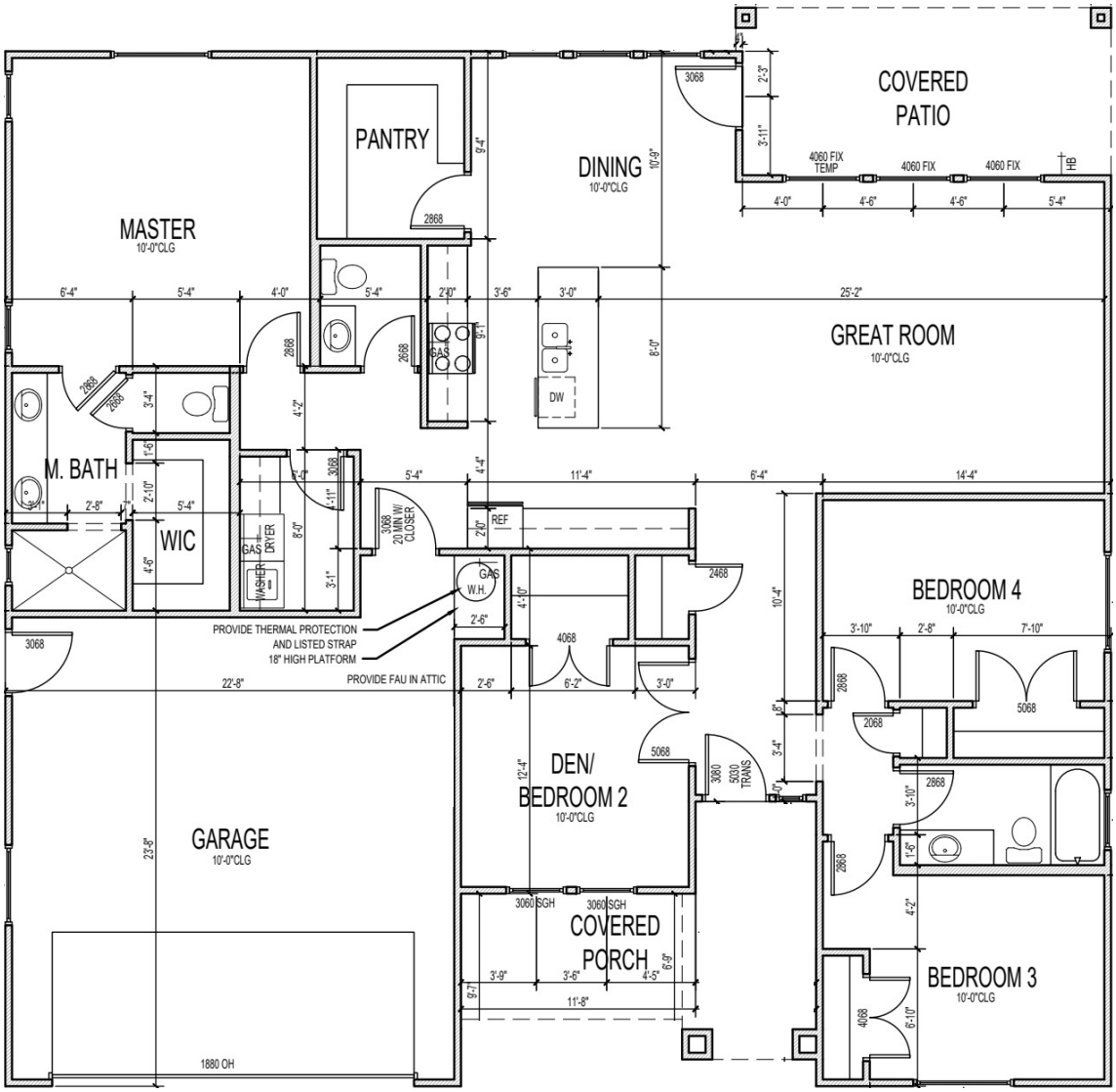
4 Bed | 2.5 Bath | 2 Car Garage

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525 S Serenity Circle
Ivins, UT 84738



55'x52' **1,974 ft.²**



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LOT #11 - FOR SALE*

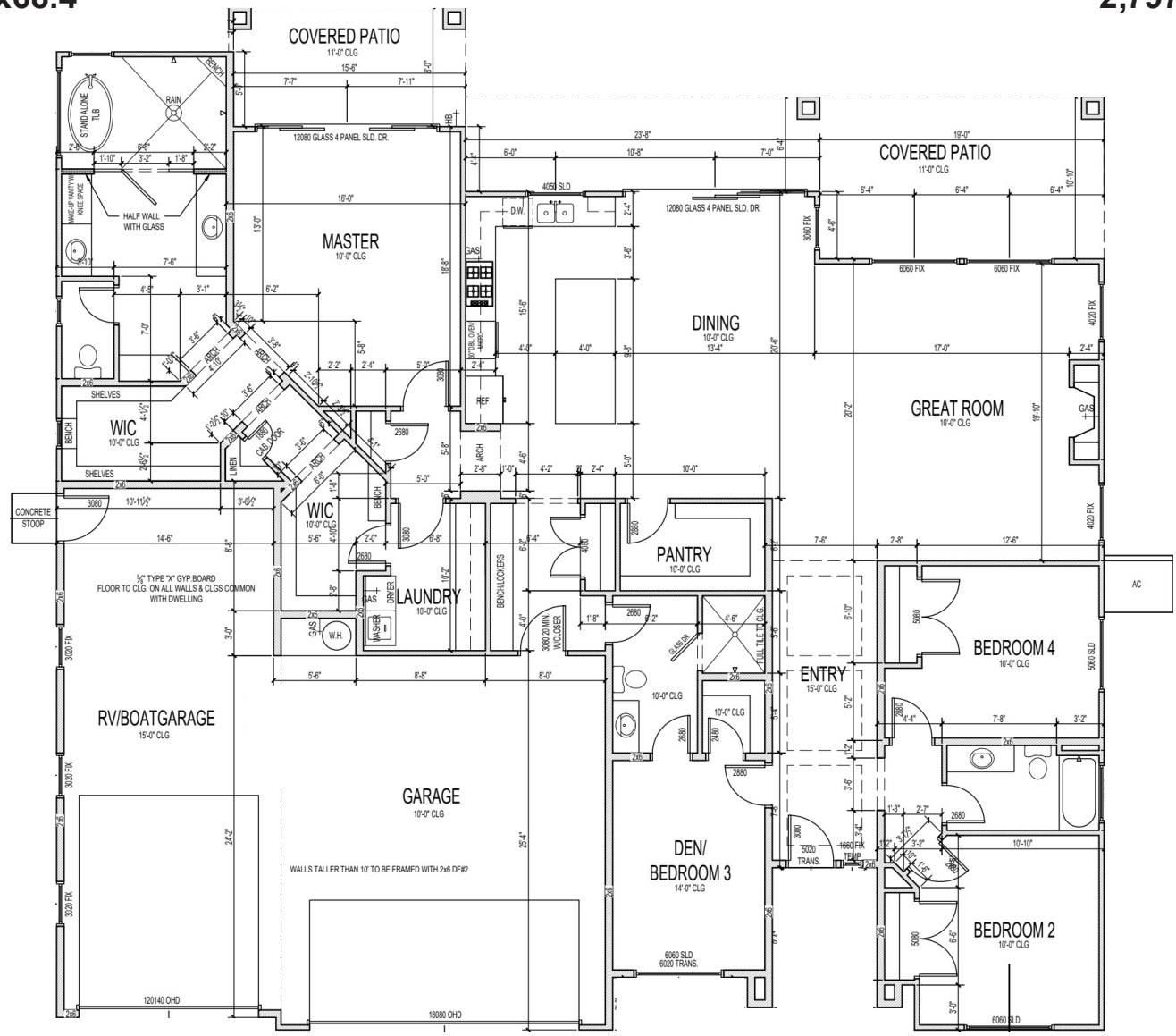
4 Bed | 3 Bath | 3 Car RV Garage

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559 S Serenity Circle, Ivins, UT 84738



70'x68.4' **2,797 ft.²**



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LOT #15 - FOR SALE*

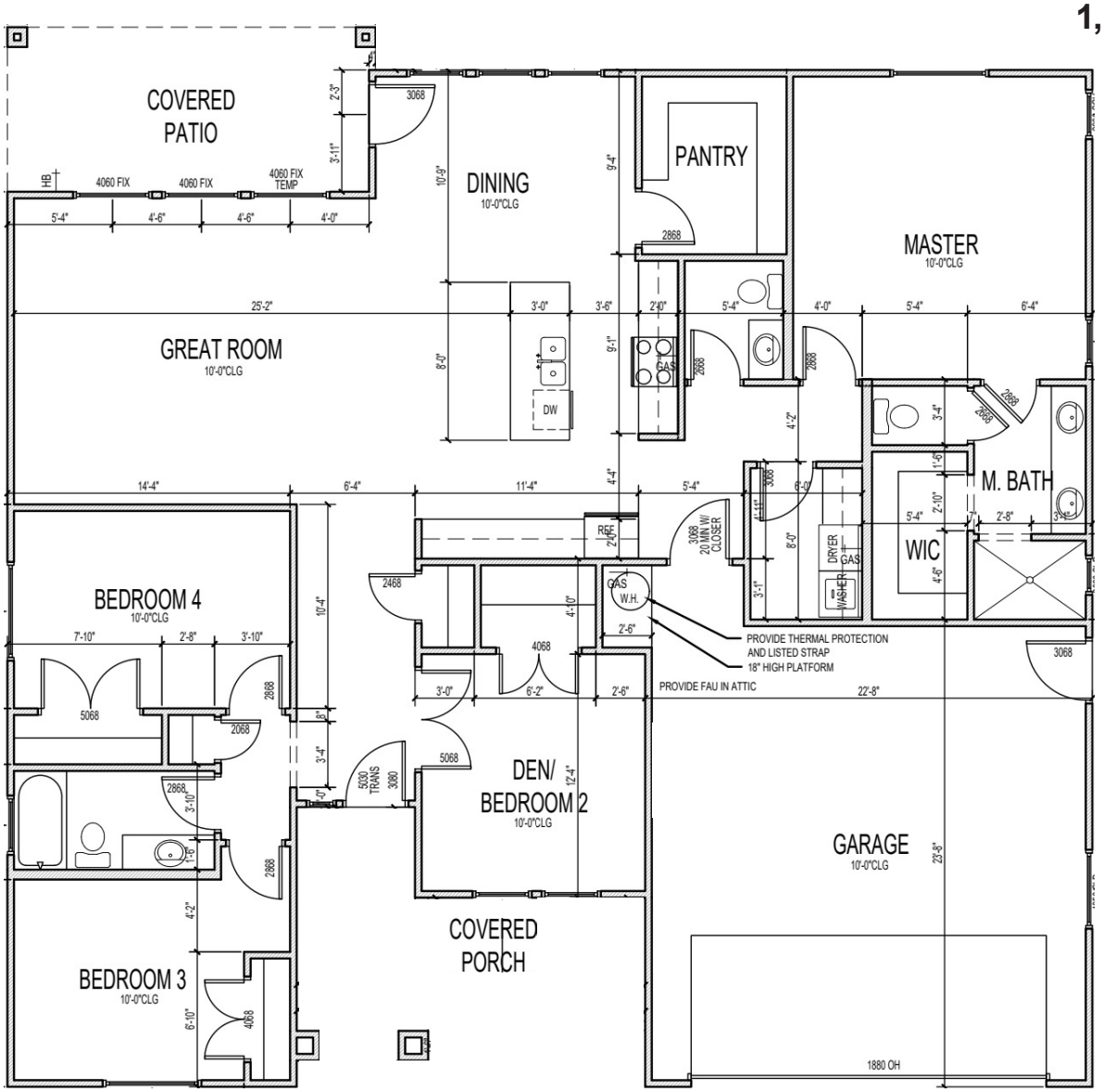
4 Bed | 2.5 Bath | 2 Car Garage

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554 S. Harmony Circle
Ivins, UT 84738



55'x54' **1,974 ft.²**



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LOT #17 - FOR SALE*

3 Bed | 2 Bath | 2 Car Garage

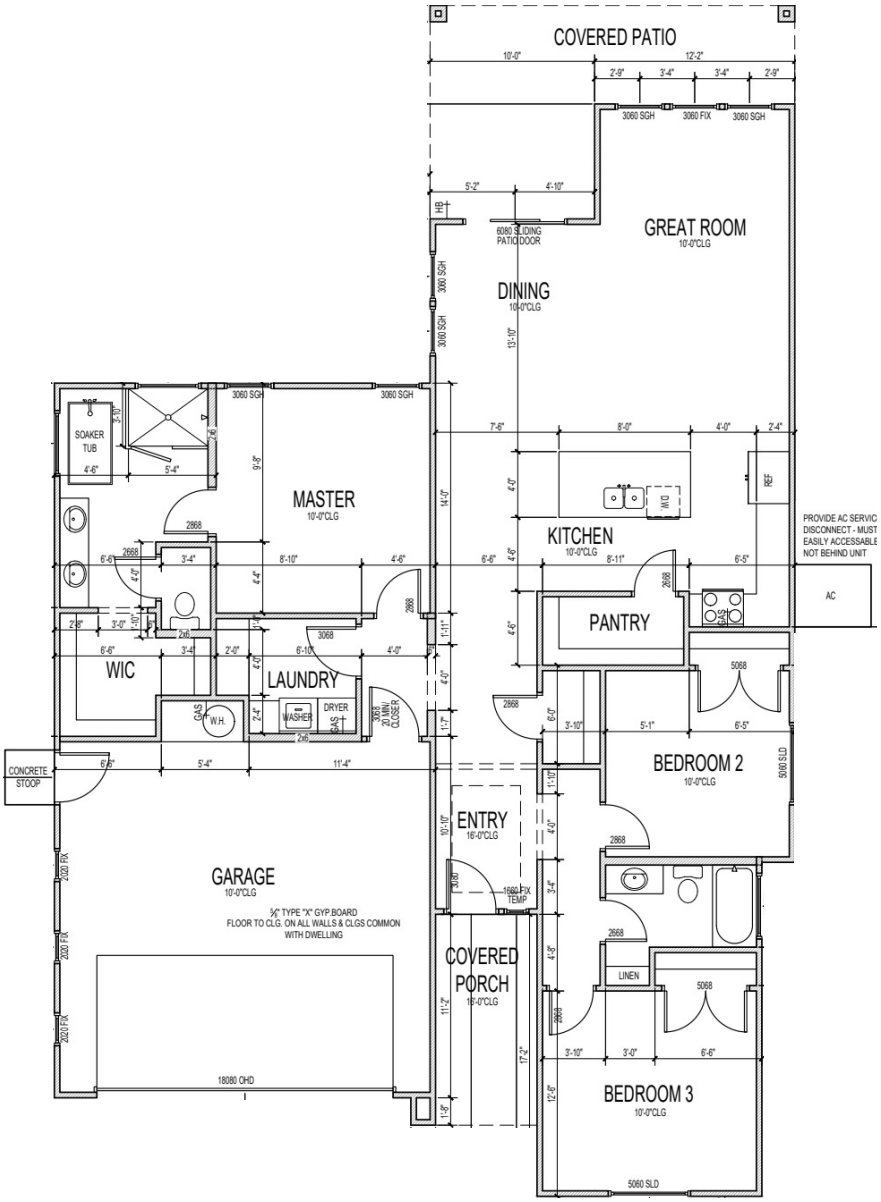
S&S Homes
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565 S Harmony Circle
Ivins, UT 84738



45'x72.6'

1,738 ft.²



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HOA INFORMATION

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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:

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

ERA REAL ESTATE

Serenity ESTATES

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

S&S Homes
HOMES FOR LIFE

ELECTRIC

Rocky Mountain Power **(888) 221-7070**
455 Old HWY 91
Hurricane, UT 84737
www.rockymountainpower.net

SEWER / WATER

Ivins City **(435) 628-0606**
55 N Main Street
Ivins, UT 84738
www.ivins.com
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

Ivins City Post Office **(435) 628-2112**
575 S 200 E, Ste. #3 (888) 275-8777
Ivins, UT 84738
Office: M-F 9am-4pm / Sat 9am-12pm

**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 — **(435) 673-3553**
121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

ELEMENTARY SCHOOL

Red Mountain Elementary — **(435) 628-0606**
263 E 200 S
Ivins, UT 84738
www.rmes.washk12.org

INTERMEDIATE SCHOOL

Lava Ridge Intermediate — **(435) 652-4742**
2425 Rachel Drive
Santa Clara, UT 84765
www.lavaridge.net

MIDDLE SCHOOL

Snow Canyon Middle — **(435) 674-6474**
1215 Lava Flow Drive
St. George, UT 84770
www.scmiddle.org

HIGH SCHOOL

Snow Canyon High — **(435) 634-1967**
1385 N 2400 W
St. George, UT 84770
www.schs.washk12.org