

| LOT# | SQ. FT. | LEVELS | BEDS       | BATHS       | GARAGE | EST. DATE* | FOR SALE        |
|------|---------|--------|------------|-------------|--------|------------|-----------------|
| 7    | 3178    | 2      | 3+Casita   | 3.5         | 3      | Feb.'27*   | CALL FOR PRICE* |
| 11   | 3811    | 2      | 5+Den+POOL | 3.5+.5 Pool | 3-RV   | Feb.'27*   | CALL FOR PRICE* |
| 62   | 2924    | 2      | 5          | 3.5         | 2      | Feb.'27*   | CALL FOR PRICE* |

## 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 Cabinet Lighting
- 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
- Luxury Vinyl Plank in Entry, Kitchen, and 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)
- 8' Doors Throughout Main Level and 6'8" Doors on Second Level

### 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 (per Elevation)
- Pre-Plumbed Soft Water Loop
- 8' Designer Selected Insulated Garage Doors With Openers

### CONNECTIVITY

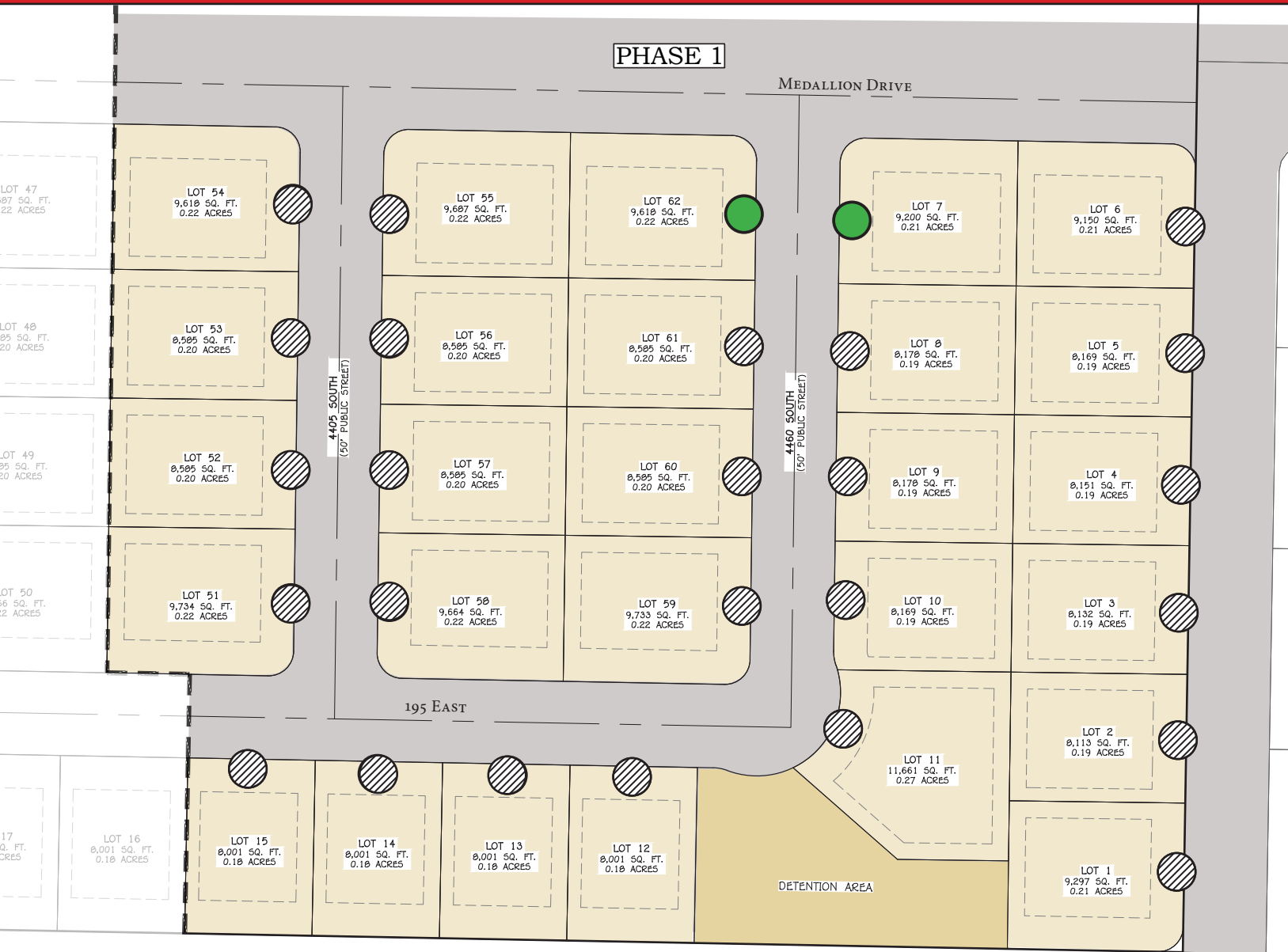
- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Smart Programmable Thermostat
- Fiber Internet Ready Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Prewire or Sleeved for Cable, Phone Service and Satellite
- Ethernet 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.](#)

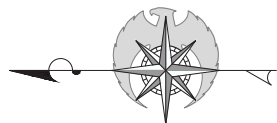


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- FOR SALE
- ▨ FUTURE HOME
- SOLD
- DECORATED



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MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS



## LOT #7 - FOR SALE\*

3 Bed + Casita | 3.5 Bath  
3 Car Garage

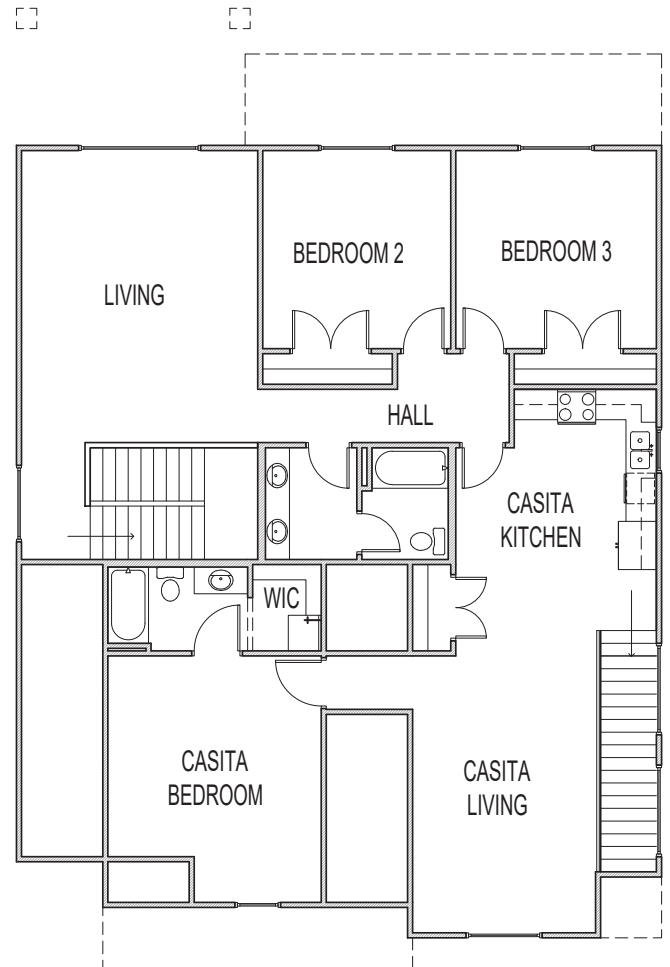
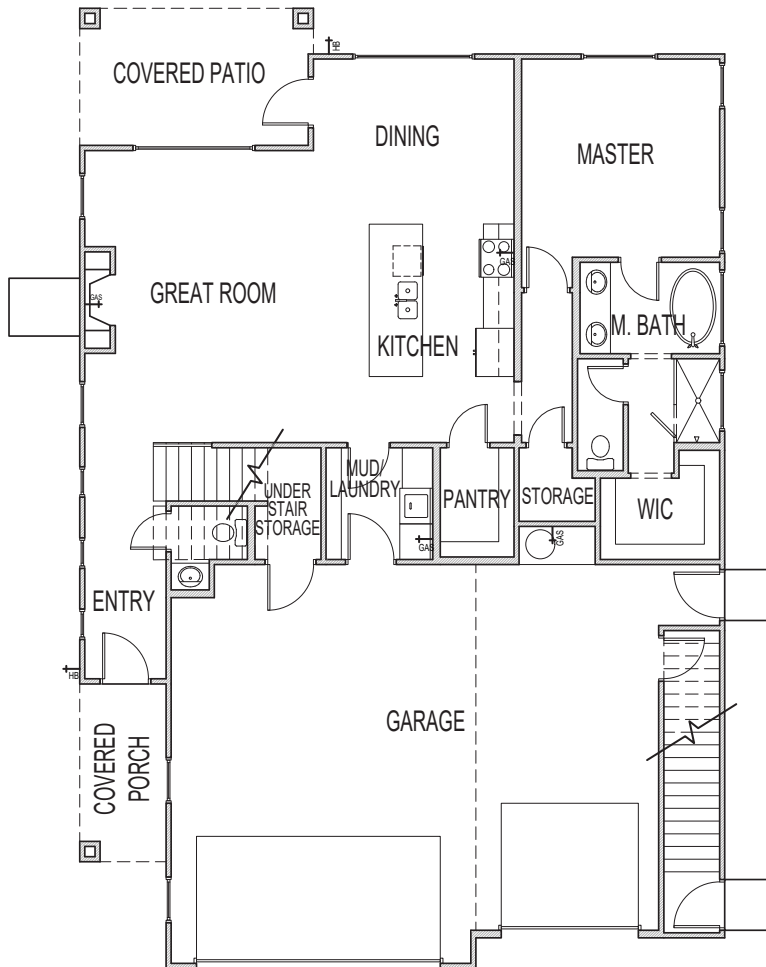


260 East 4460 South  
Washington, UT 84780



42'4"x63'

3,178 ft.<sup>2</sup>



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**Bath**



**198 East 4460 South  
Washington, UT 84780**



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**MULTIPLE LISTING SERVICE**  
**MLS**



## LOT #62 - FOR SALE\*

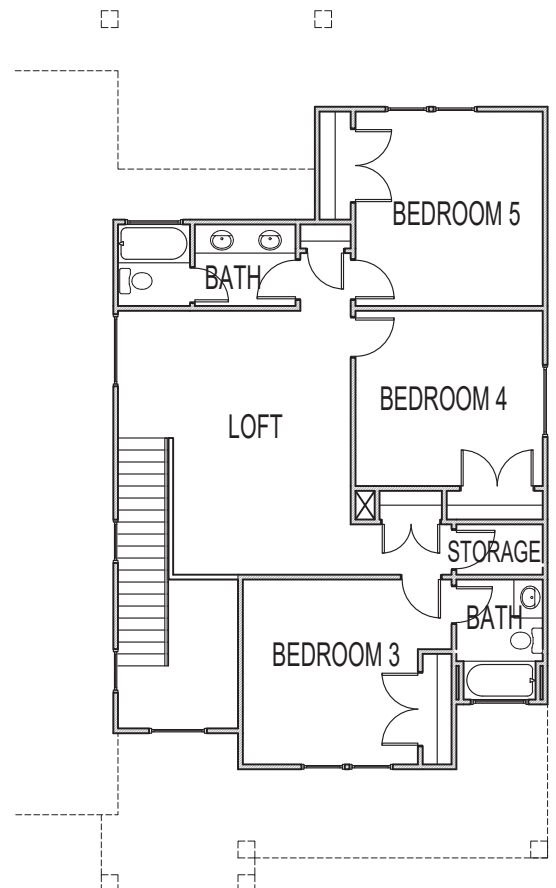
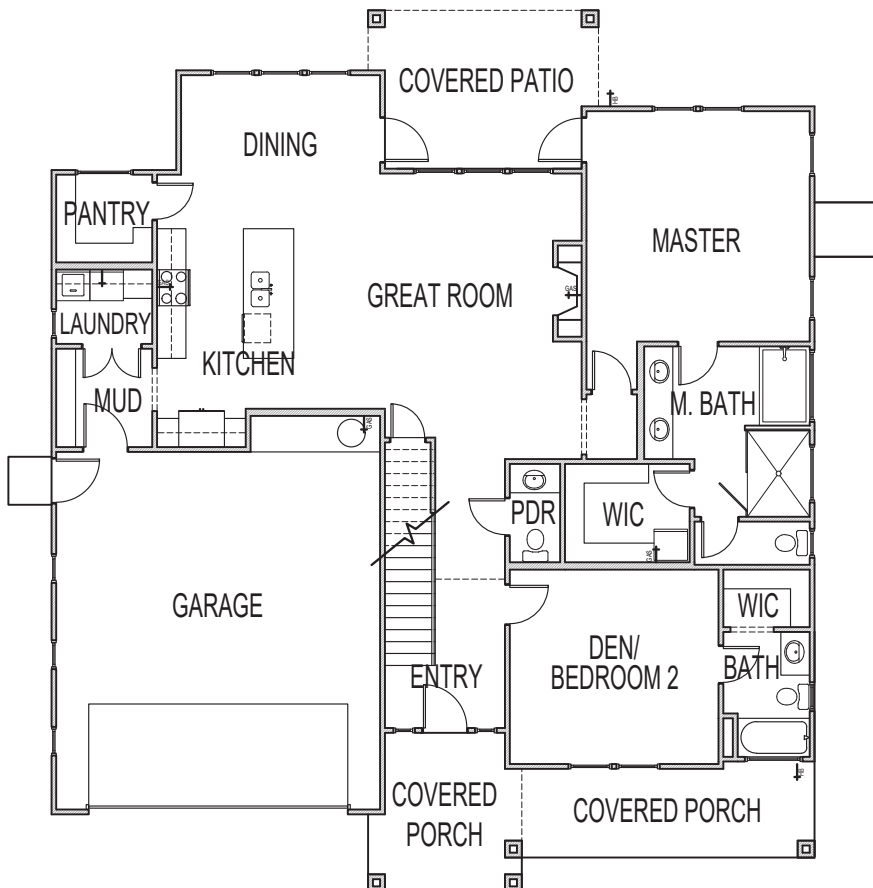
5 Bed + Loft | 4.5 Bath  
2 Car Garage

 265 East 4460 South  
Washington, UT 84780



53'x61'2"

2,924 ft.<sup>2</sup>



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# HOME OWNER'S ASSOCIATION



## HOA Includes:

Landscape Maintenance of Neighborhood Common Area  
Administration / Management

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**Monthly Total..... \$25.00**

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

## Payable to:

**Willa Haven HOA**  
201 E St George Boulevard  
St. George, UT 84770  
(435) 628-3950



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

New Buyer Reinvestment Fee ..... \$200  
New Buyer Administration Fee..... \$50

Scan QR CODE for more information on available homes and neighborhoods.



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## UTILITY & COMMUNITY SERVICES

### ELECTRIC

#### Dixie Power

(435) 673-3297

145 W Brigham Road  
St. George, UT 84790  
[www.dixiepower.com](http://www.dixiepower.com)

### SEWER / WATER

#### Washington City

(435) 656-6300

111 N 100 E  
Washington, UT 84780  
[www.washingtoncity.org](http://www.washingtoncity.org)  
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

#### Washington City Post Office (435) 673-9297

25 W Telegraph Street (800) 275-8777  
Washington, UT 84780  
Office: M-F 9am-5pm / Sat 10am-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 Pre-Installed Fiber

(435) 674-0165

Direct: Heather or Kenzi

(435) 656-4800

#### 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

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

(435) 673-3553

### ELEMENTARY SCHOOL

#### South Mesa Elementary

2969 S 3300 E  
Washington, UT 84780  
[www.smes.washk12.org](http://www.smes.washk12.org)

(435) 652-4760

### INTERMEDIATE SCHOOL

#### Washington Fields Intermediate

322 W 3090 S  
Washington, UT 84780  
[www.wfis.washk12.org](http://www.wfis.washk12.org)

(435) 634-7020

### MIDDLE SCHOOL

#### Crimson Cliffs Middle

4280 S Crimson Cliffs Way  
Washington, UT 84780  
[www.ccms.washk12.org](http://www.ccms.washk12.org)

(435) 634-7010

### HIGH SCHOOL

#### Crimson Cliffs High

4430 S Crimson Cliffs Way  
Washington, UT 84780  
[www.cchs.washk12.org](http://www.cchs.washk12.org)

(435) 634-7015