

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	PRICE*
56	3085	1	3+Casita	3.5	3-RV	Oct.'24*	\$1,269,900*
57	3177	1	5	3.5	3-RV	Oct.'24*	\$1,232,900*
58	2764	1	4+Exercise	3.5	3 Car	Oct.'24*	\$1,209,900*
59	2601	1	3+Den	2.5	3-RV	Aug.'24*	\$1,022,900*
61	2441	1	3+Den	3	3-RV	Move-In Ready*	SOLD

STANDARD FEATURES

INTERIOR

- **GE Stainless Steel/Slate Appliances:**
Built-In Wall Oven & Microwave Combination, Dishwasher, 5 Burner Cooktop
- **Designer Selected Granite Counter Tops:**
Double Edge In Kitchen & Single Edge in Bathrooms
- Wood Hood Vent per Plan
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Cityscape Style Layout Cabinetry
- 18" Tile Kitchen Backsplash
- Pull Down Delta® Essa Collection Stainless Steel Kitchen Faucet
- Delta® Modern Chrome Faucets Throughout
- Two-Tone Paint Throughout Home (Garage One Tone Only)
- Tile Shower & Tub Surrounds with Deco Accent Tile
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Toilet Paper Holders & Towel Bars
- 8' Tall Doors
- Full Width Mirrors Above Vanity
- Elevated Custom Designer Ceilings (per Plan)
- Tile Floors in Entry, Kitchen, Nook, Baths, Halls & Utility Room
- Ceiling Fan Pre-wire in all Bedrooms and Living Rooms
- Gas Fireplace per Plan
- Programmable Thermostat
- Energy Saving LED Light Bulbs

- Synthetic Stucco Finish Coat
- Exterior Real Stone Accents
- Rain Gutters with Drains to the Street
- Colored Concrete / Stamped Driveway Borders & Front Walkway
- Front & Rear Yard Professional Landscaping
- Partial Rear Yard Cinder Block Walls
- Custom Designed Courtyard Gates per Plan
- Fire Rated Garage Entry Door
- Custom Iron Front Doors
- Low Energy Dual Pane Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles
- **95% Gas Furnace and 14 SEER A/C Dual Fuel Above Industry Standard of 80% Furnace**
- Dead Bolt Locks on All Exterior Doors
- Pre-plumbed Soft Water Loop
- 8' Designer-selected Insulated Garage Doors

CONNECTIVITY*

- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Optic 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
- Prewire for 5.1 Surround Sound in Living Room

EXTERIOR

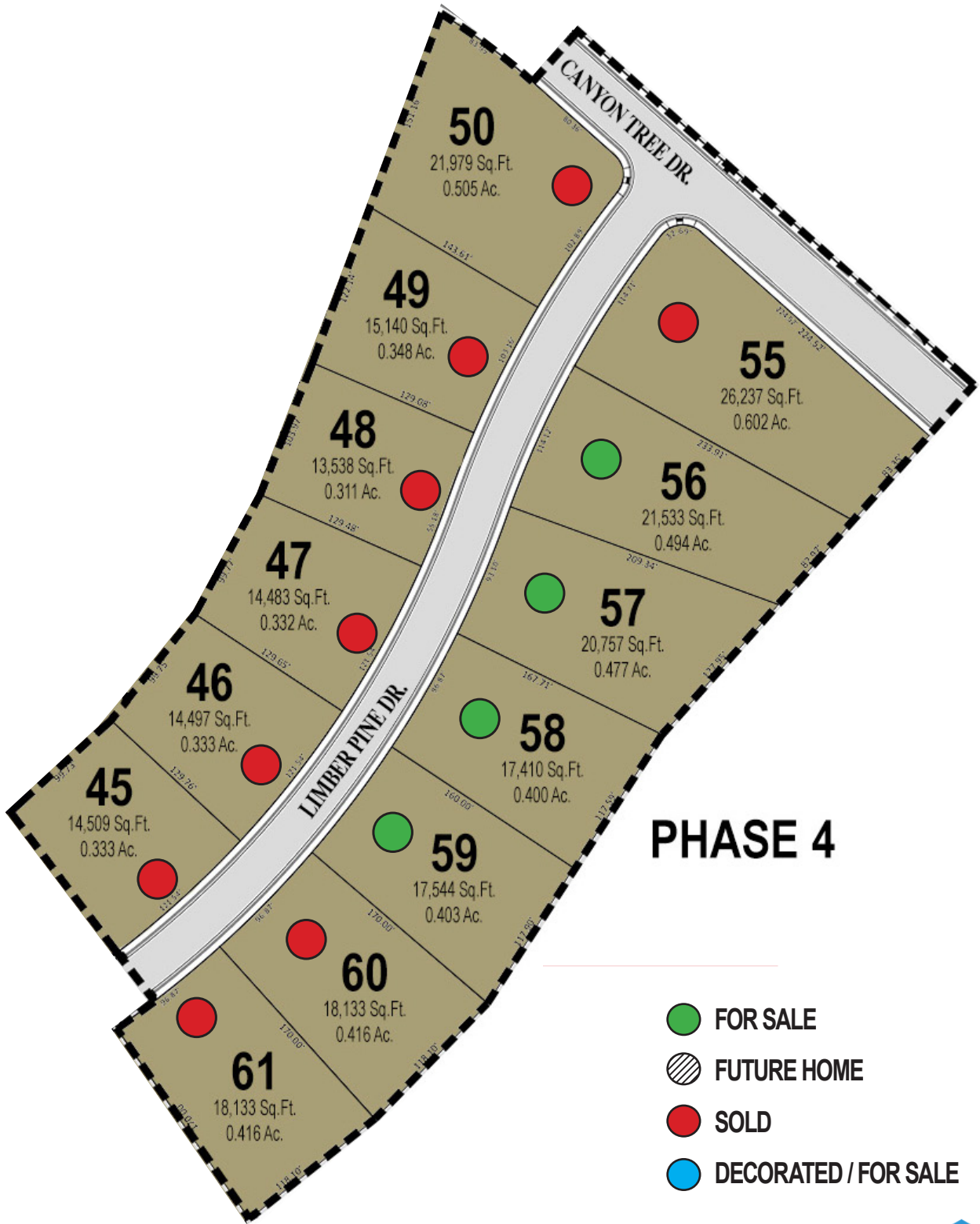
- Insulation: R-15 Walls & R-38 Ceiling
- 1" Foam Insulation on all Exterior Walls
Adding R4 to Insulation Making R19 Total

*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, Download & Register for free in the NoviHome App for more information on all our homes and neighborhoods](#)



Agent: Lori Johansson
(435)669-8618 - lori@ssrealtysolutions.com





PHASE 4

- FOR SALE
- FUTURE HOME
- SOLD
- DECORATED / FOR SALE

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FISH ROCK



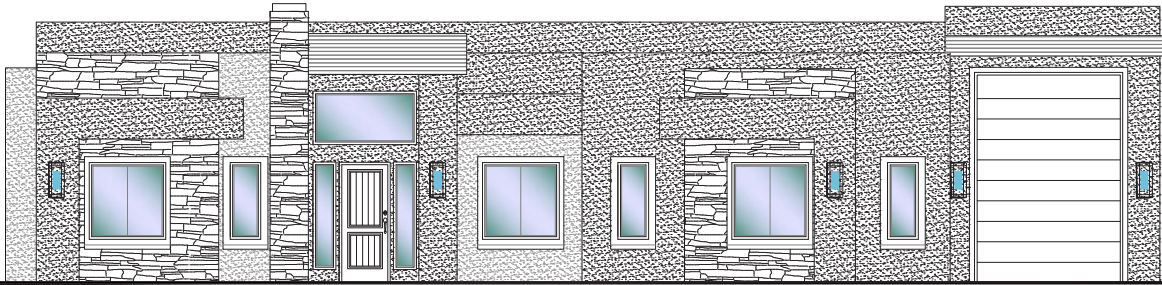
#56 - FOR SALE*

3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage

S&S Homes

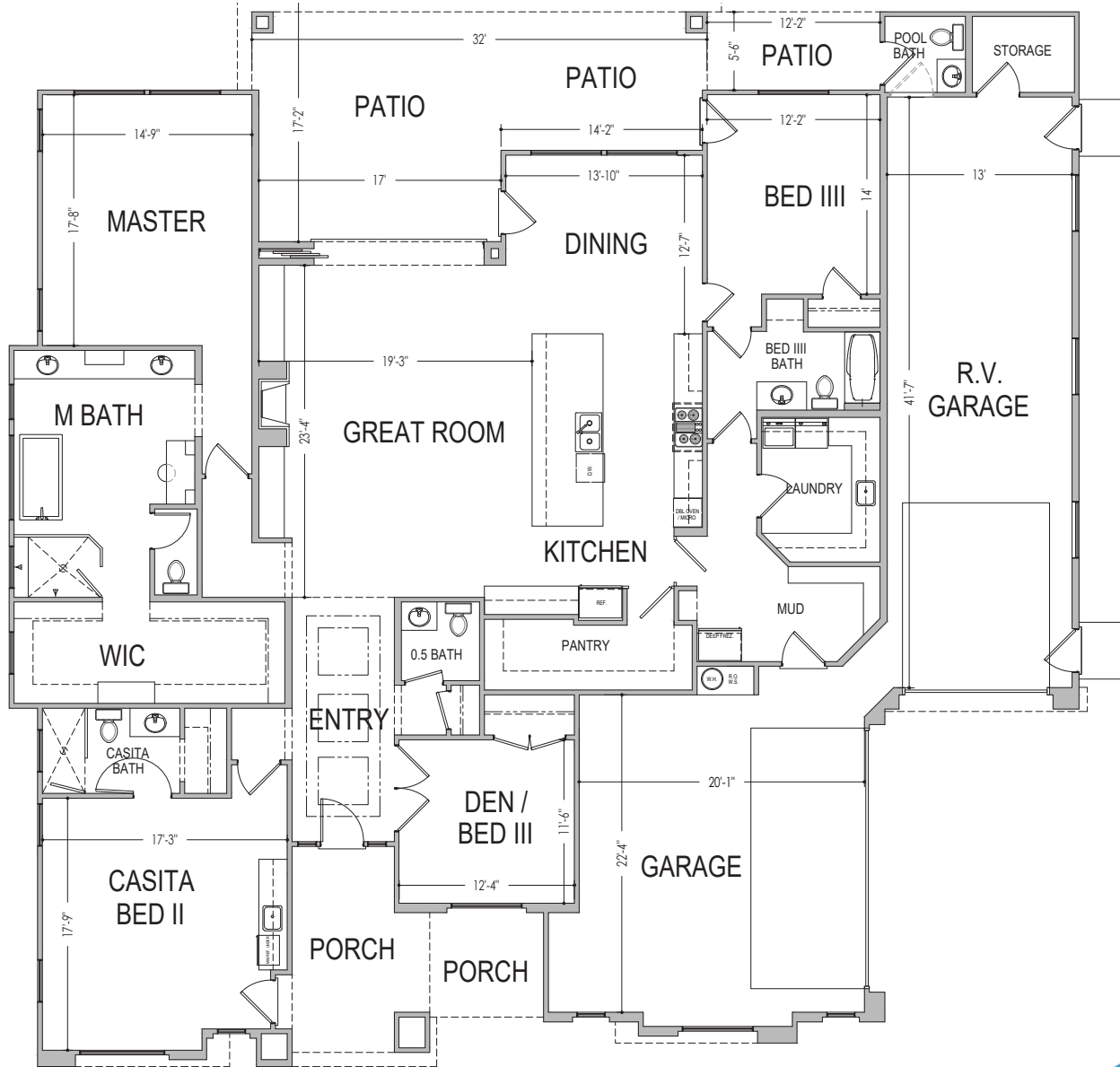
www.sshomes.info

4854 N. Limber Pine Dr. St. George, UT 84770



75'x74'

3085 ft.²



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MULTIPLE LISTING SERVICE
MLS



S&S Realty
 SOLUTIONS

FISH ROCK



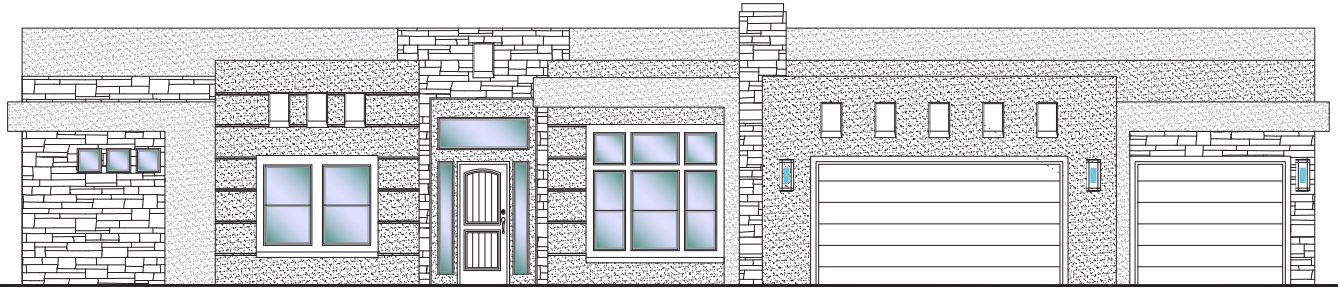
#57 - FOR SALE*

5 Bed | 3.5 Bath | 3 Car-RV Garage

S&S Homes

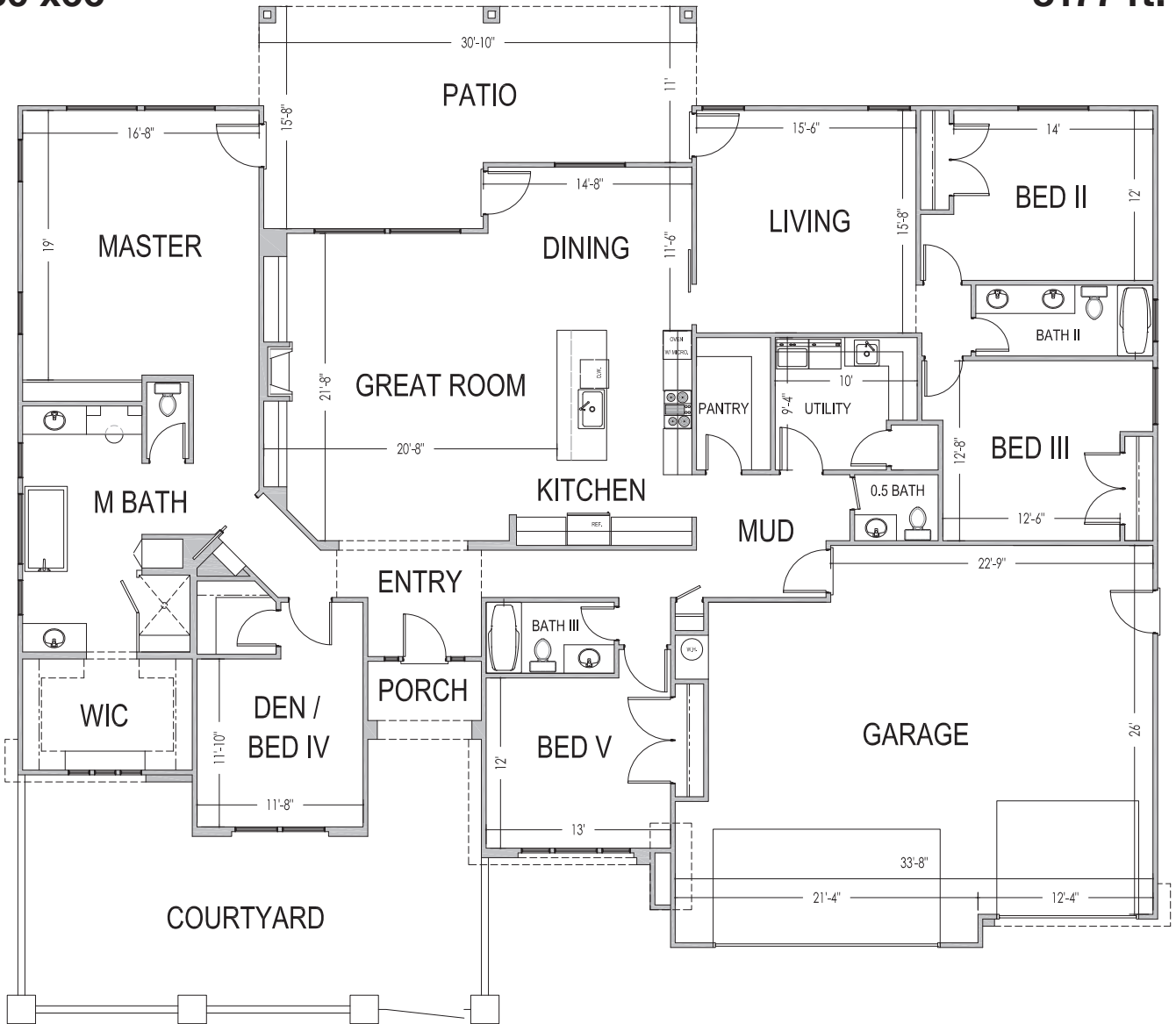
www.sshomes.info

4840 N. Limber Pine Dr. St. George, UT 84770



80'x66'

3177 ft.²



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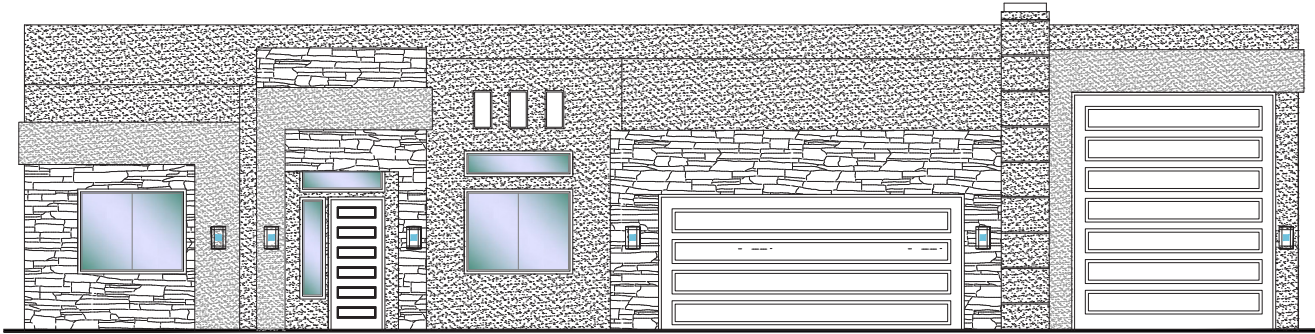
#58 - FOR SALE*

4 Bed+Exercise | 3.5 Bath | 3 Car Garage

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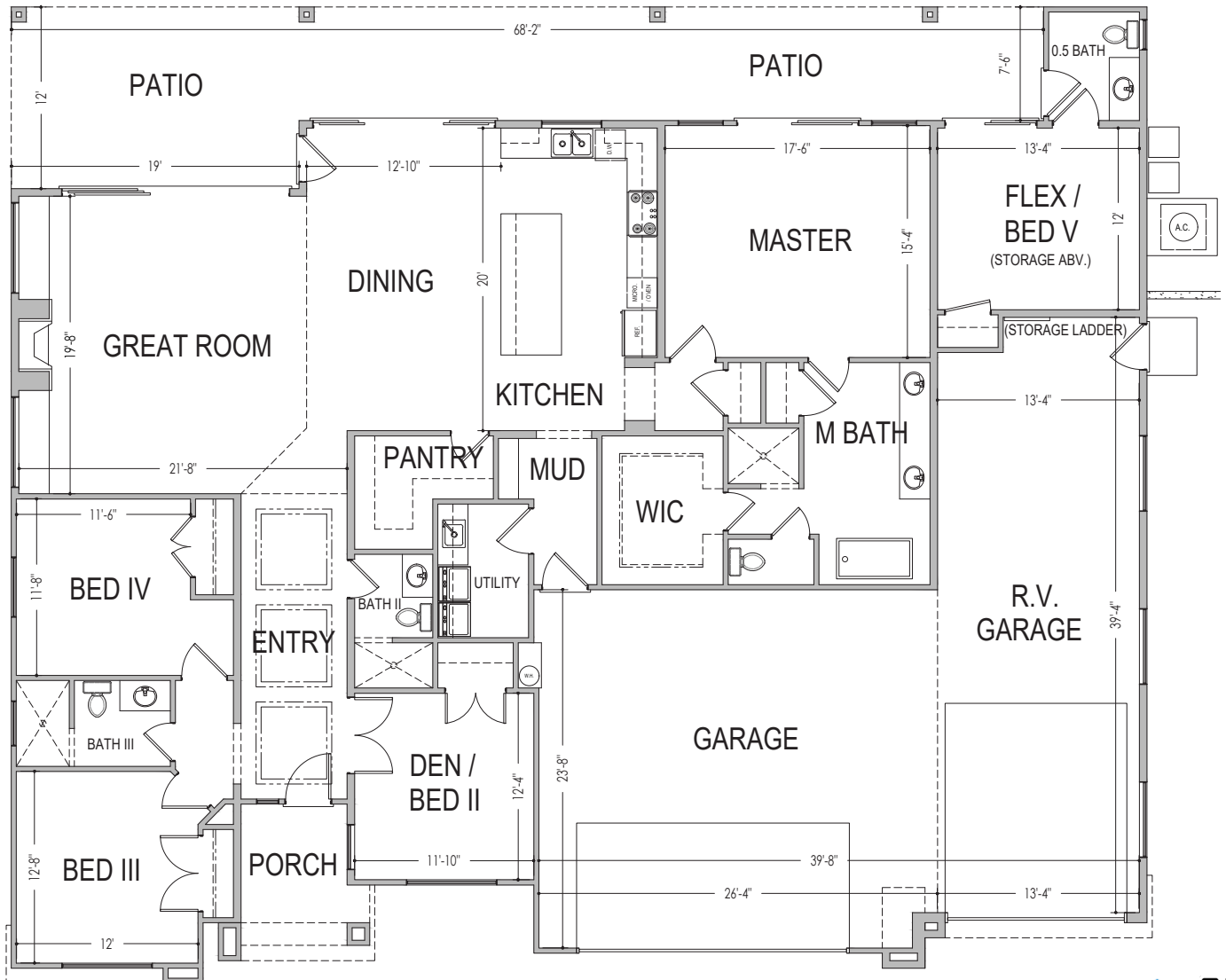
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4826 N. Limber Pine Dr. St. George, UT 84770



75'x64'

2764 ft.²



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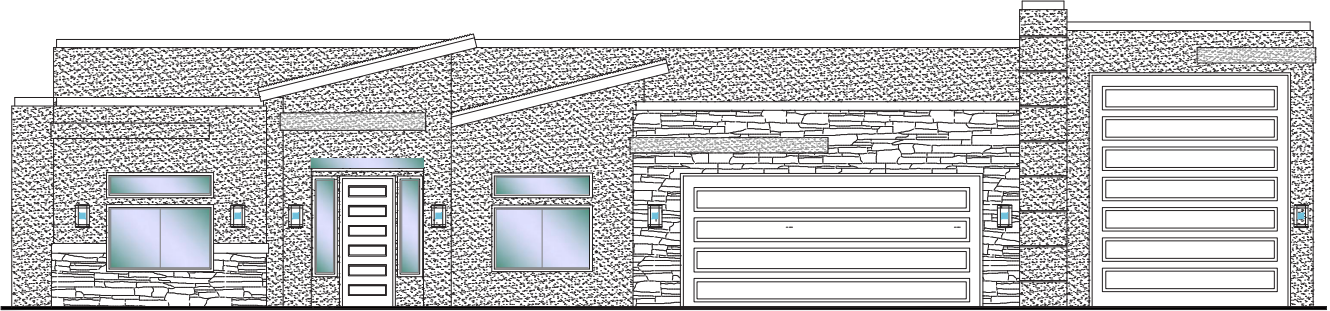
#59 - FOR SALE*

3 Bed+Den | 3.5 Bath | 3 Car-RV Garage

S&S Homes

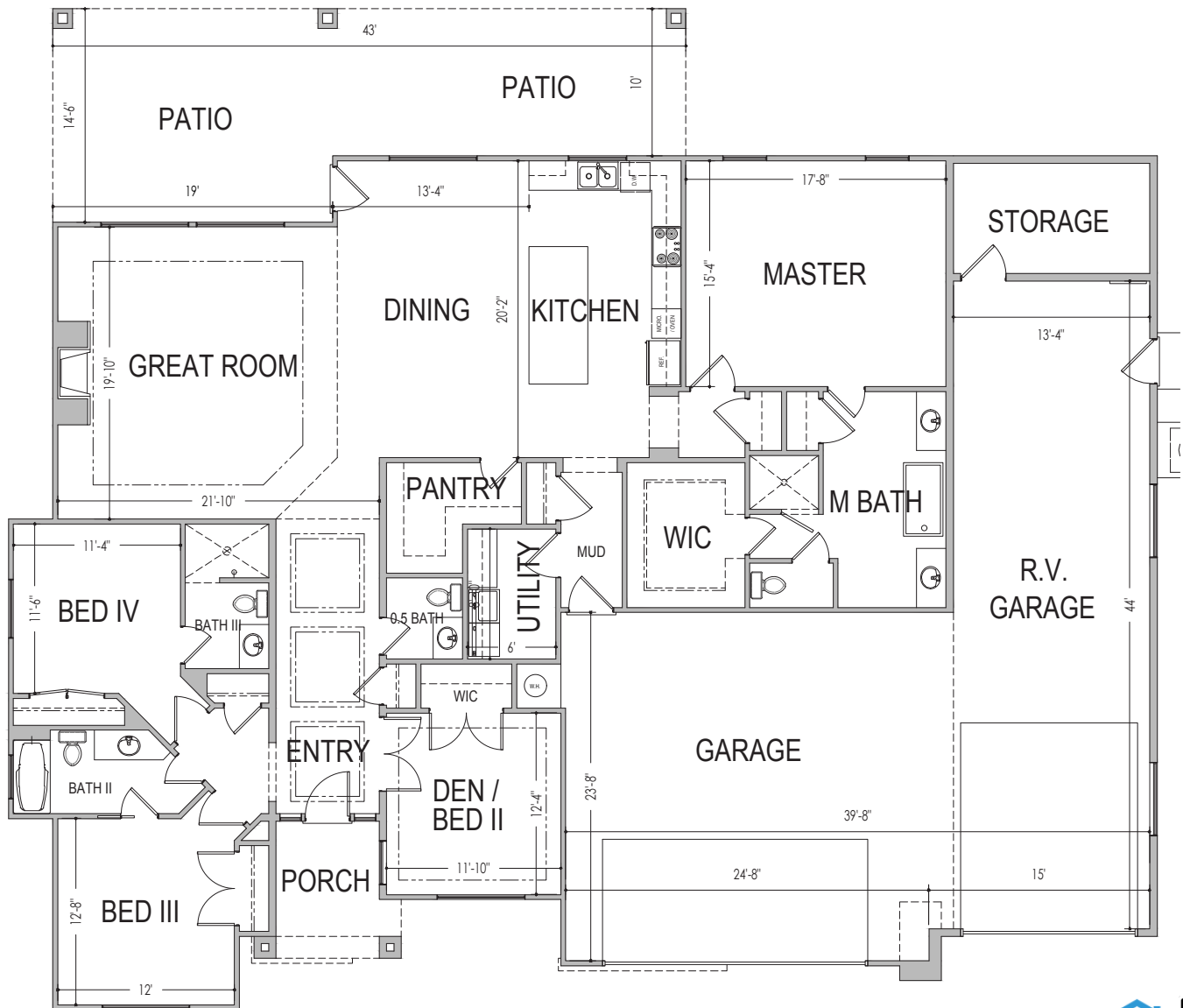
www.sshomes.info

4812 N. Limber Pine Dr. St. George, UT 84770



78'x68'

2601 ft.²



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SOLUTIONS

HOA Dues & Fees Include:

- Landscape Maintenance (all private yards and common areas)
- The Ledges East Masters Owners Association Monthly Dues
- Administration
- Reserve Fund
- Liability Insurance

Monthly Total\$117.00

Payable to:

**Fish Rock at The Ledges
East Owners Association**
5224 N. Winchester Hills Dr.
St. George, UT 84770
(435)634-4600
www.ledgesliving.com/hoa

Landscape Company:

Nielson Landscape and Maintenance
1922 S. Point Dr.
St. George, UT 84790
Contact: Matt Nielson
(435)229-8010
nielsonlandscape@yahoo.com



Ledges East Master Owners Association

5224 N. Winchester Hills Drive • St. George, UT • 84770 • (435) 634-4600

At the time of purchase:

LEMOA Transfer Fee \$250
LEMOA Reinvestment Fee \$2,000

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