

| LOT# | SQ. FT. | LEVELS | BEDS | BATHS | GARAGE | EST. DATE* | PRICE* |
|------|---------|--------|------------|-------|------------|----------------|--------------|
| 56 | 3085 | 1 | 3+Casita | 3.5 | 3-RV+Pool | Oct.'24* | \$1,269,900* |
| 57 | 3177 | 1 | 5 | 3.5 | 3-RV+Pool | Oct.'24* | \$1,232,900* |
| 58 | 2764 | 1 | 4+Exercise | 3.5 | 3 Car+Pool | Oct.'24* | \$1,209,900* |
| 59 | 2601 | 1 | 3+Den | 2.5 | 3-RV+Pool | Aug.'24* | \$1,189,900* |
| 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

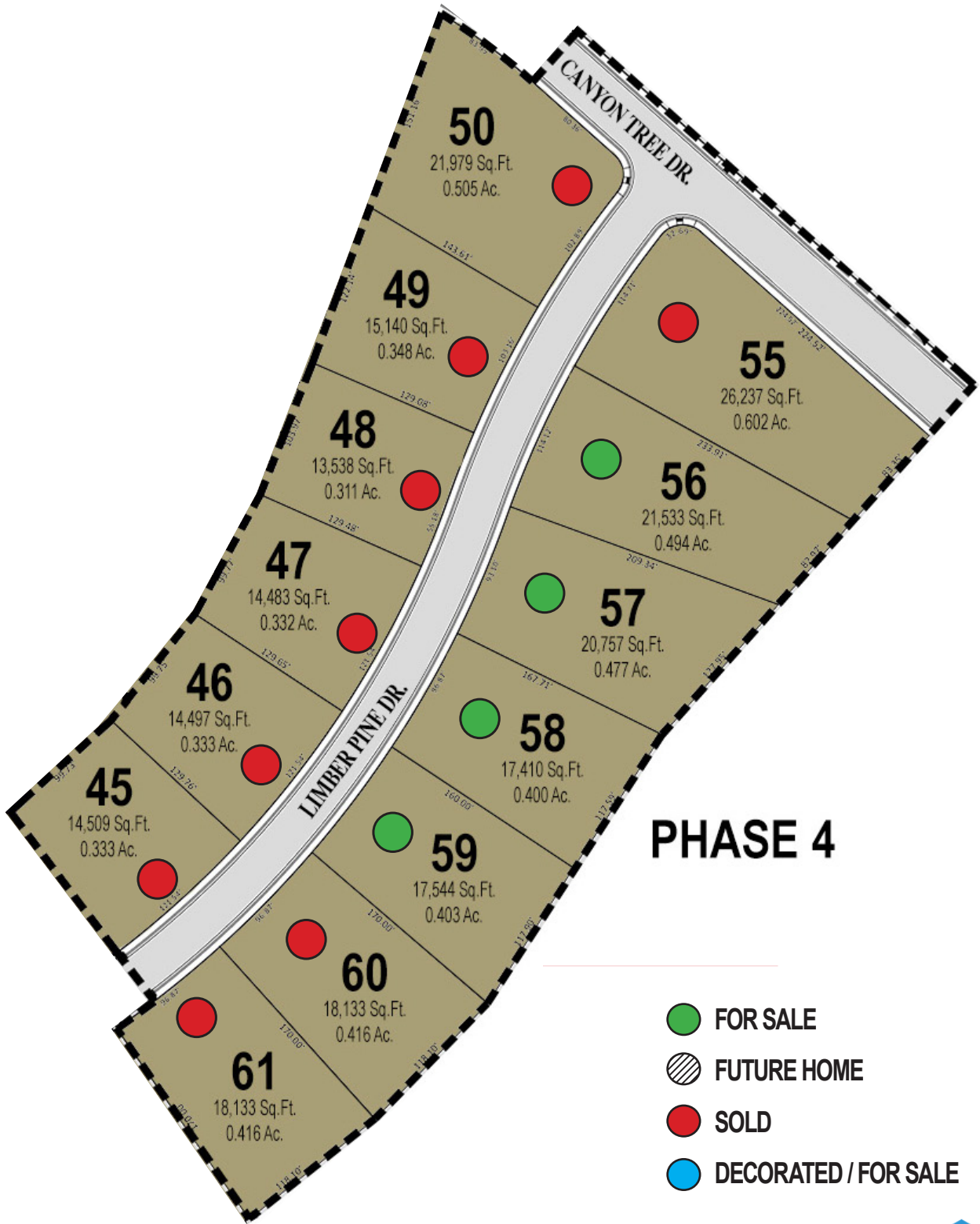
- Insulation: R-15 Walls & R-38 Ceiling
- 1" Foam Insulation on all Exterior Walls
Adding R4 to Insulation Making R19 Total

*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





*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



FISH ROCK



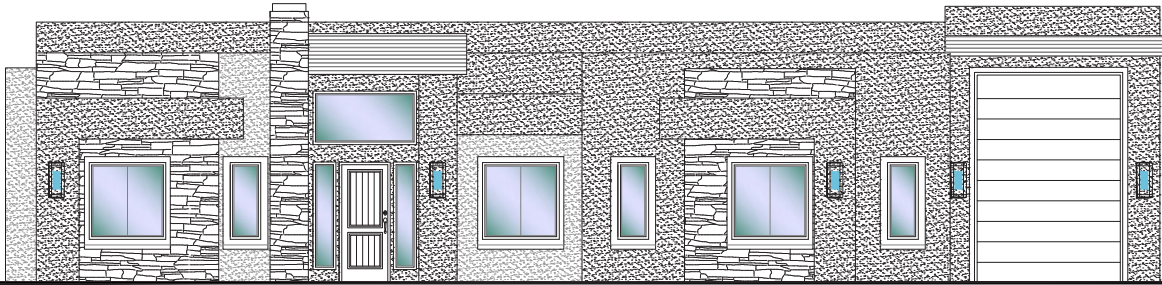
#56 - FOR SALE*

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

S&S Homes

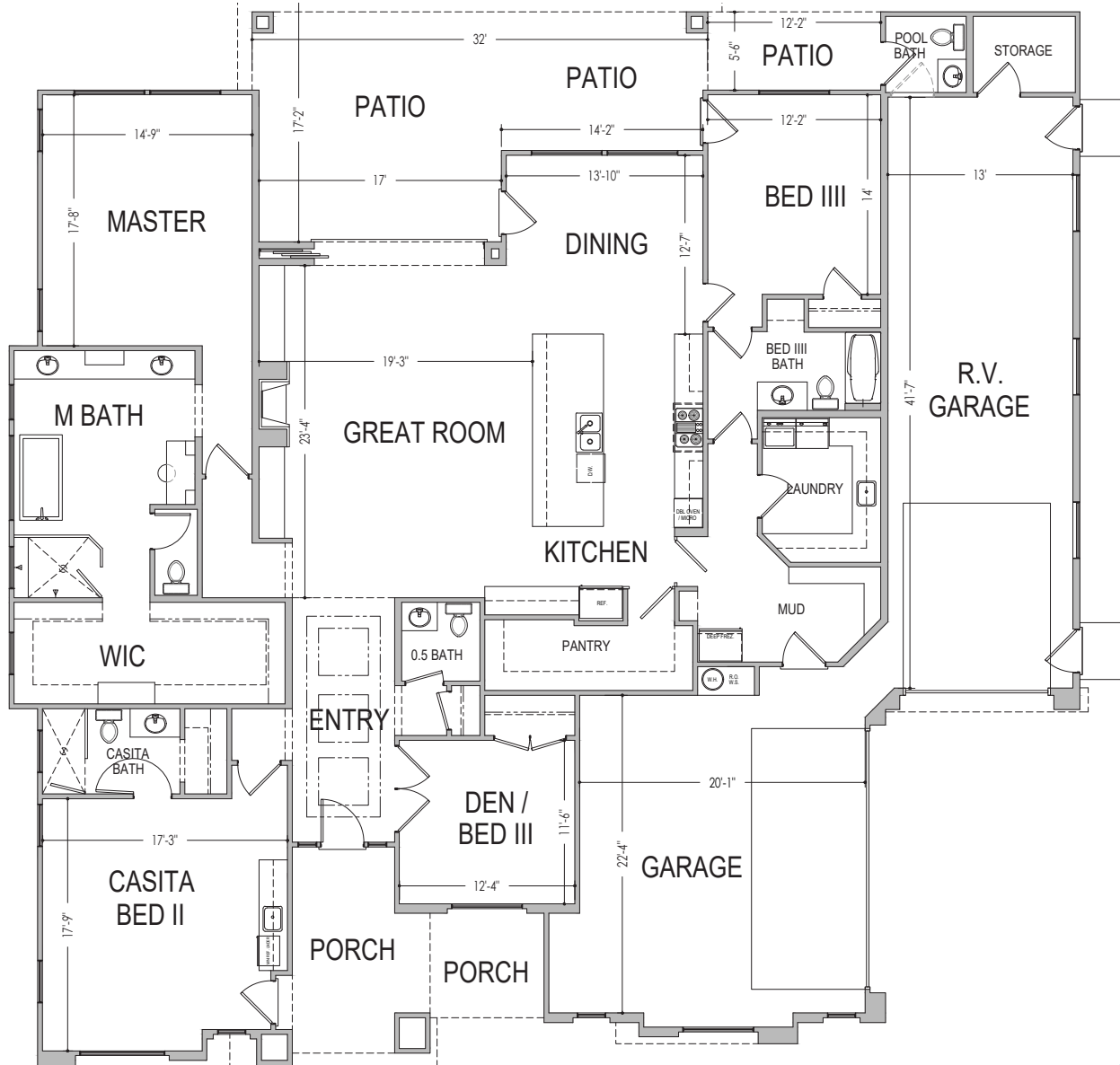
www.sshomes.info

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



75'x74'

3085 ft.²



*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



MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS

FISH ROCK



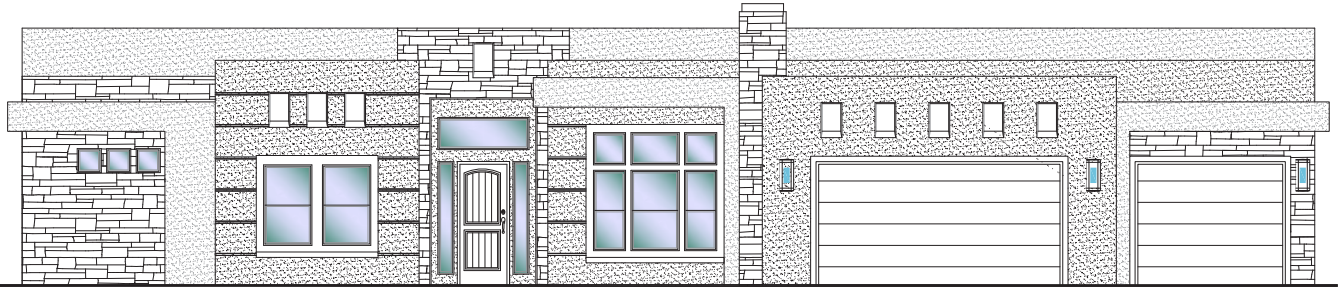
#57 - FOR SALE*

5 Bed | 3.5 Bath | 3 Car-RV Garage

S&S Homes

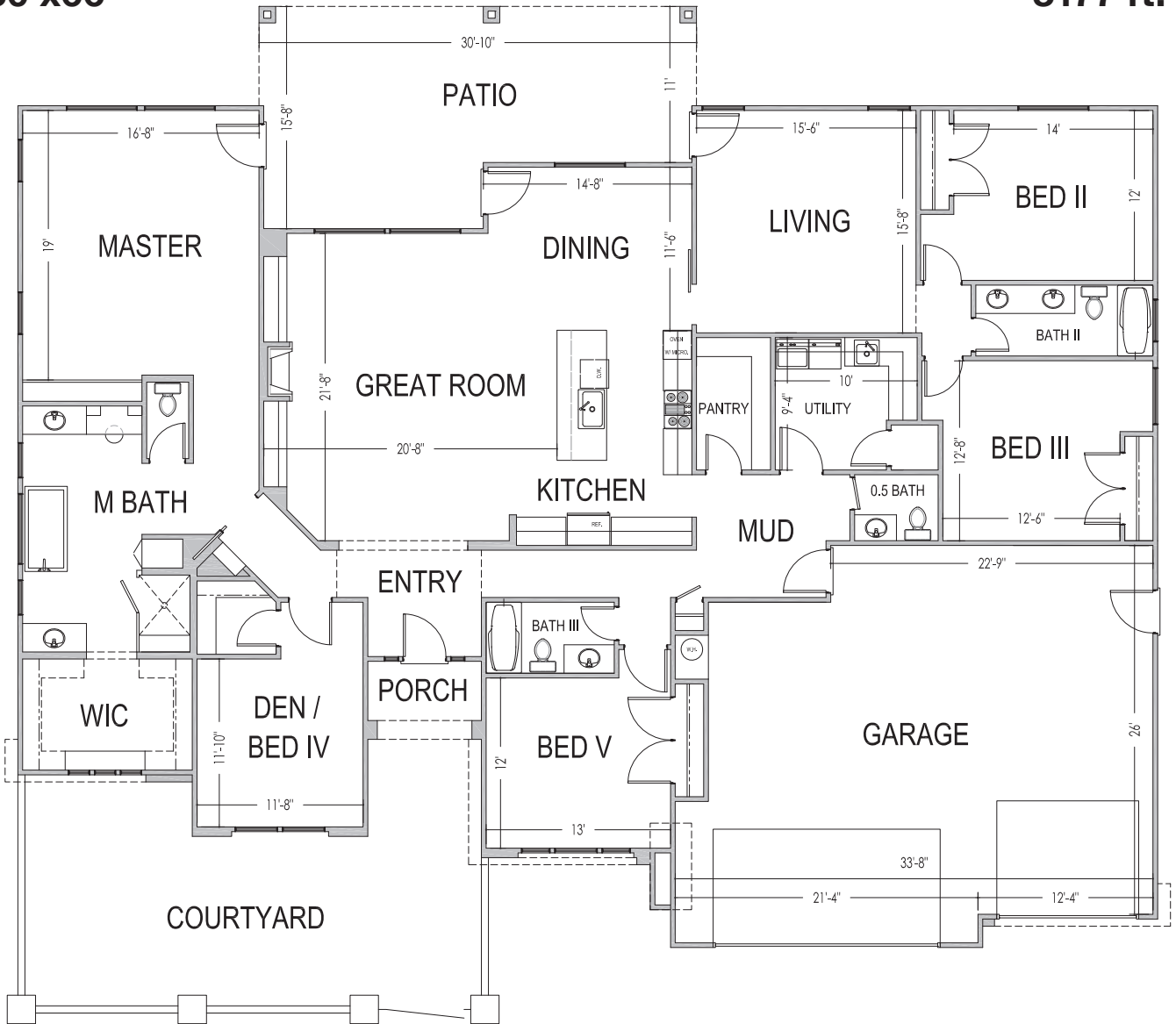
www.sshomes.info

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



80'x66'

3177 ft.²



*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



MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS

FISH ROCK



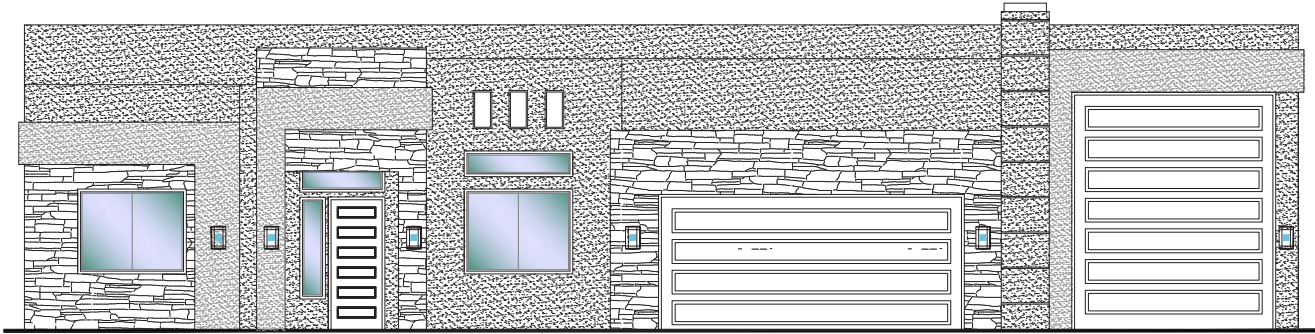
#58 - FOR SALE*

4 Bed+Exercise | 3.5 Bath | 3 Car Garage

S&S Homes

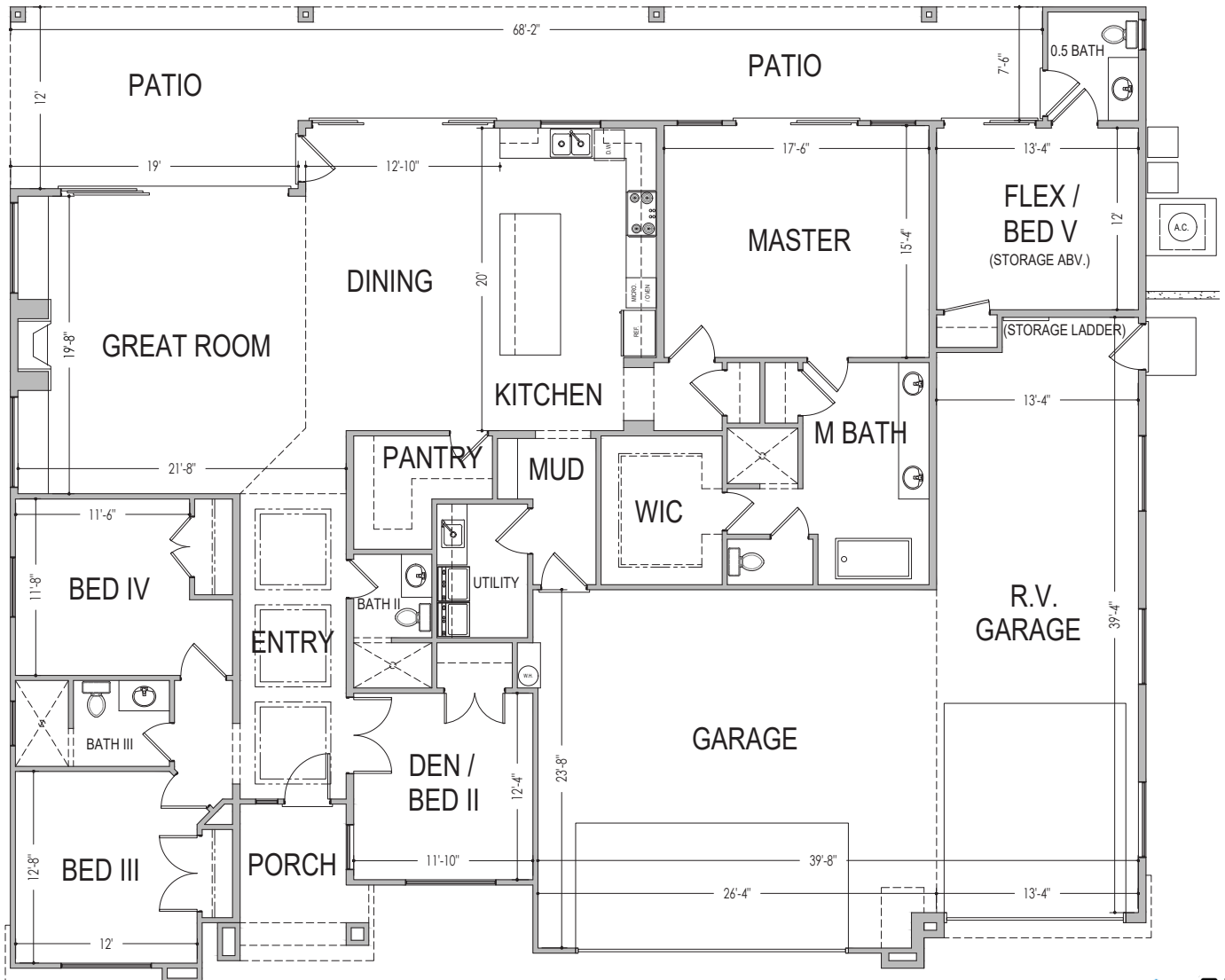
www.sshomes.info

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



75'x64'

2764 ft.²



*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



MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS

FISH ROCK



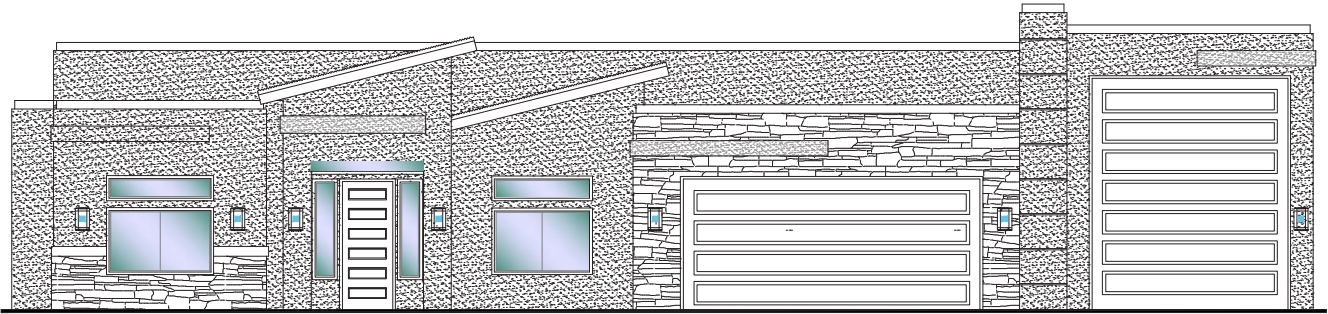
#59 - FOR SALE*

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

S&S Homes

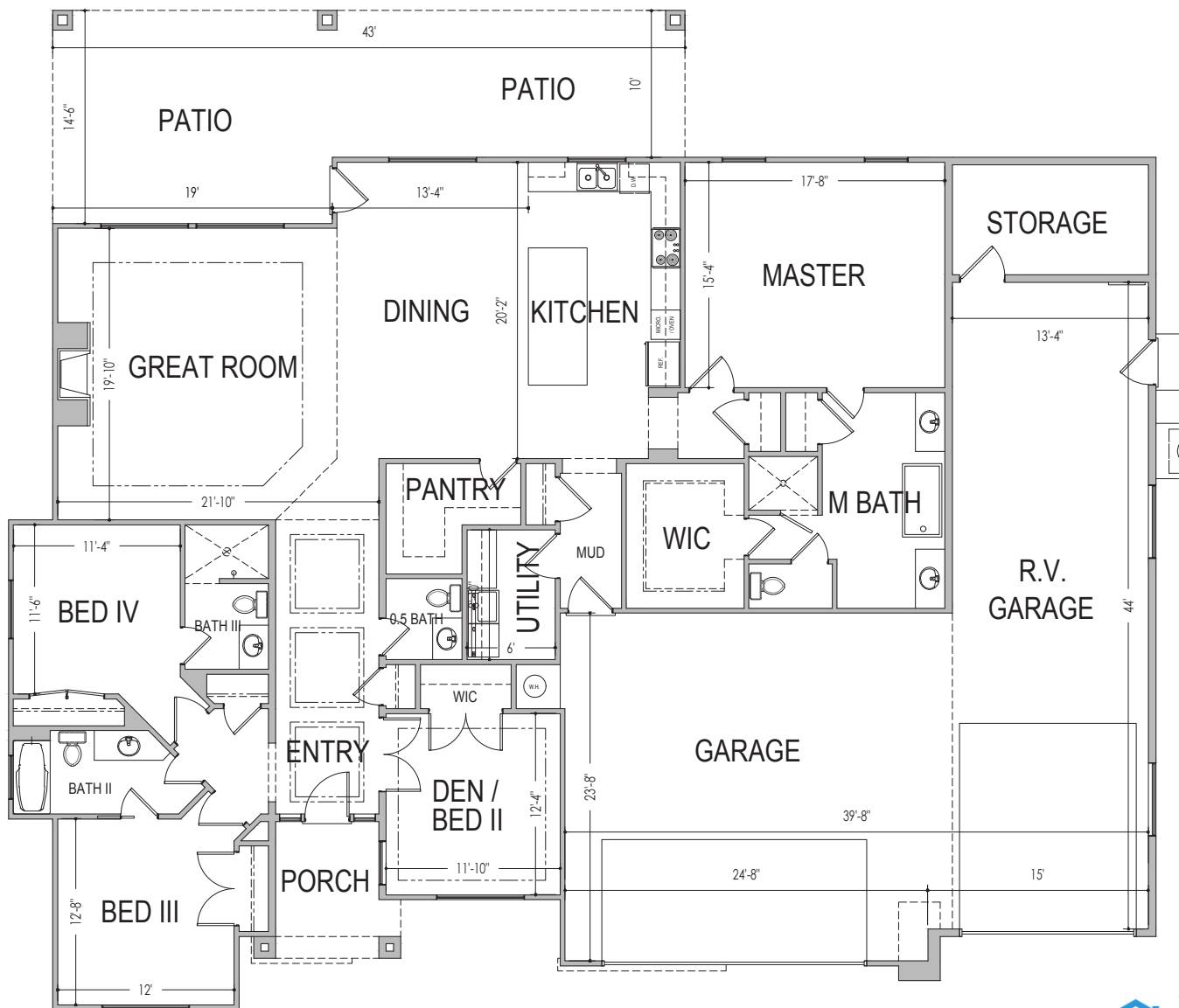
www.sshomes.info

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



78'x68'

2601 ft.²



*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



MULTIPLE LISTING SERVICE
MLS



S&S Realty
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

*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 NovHome App for more information on all our homes and neighborhoods.



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

