



# NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates\*



07/12/2024

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
40	2696	1	3+Casita	3.5	3-RV	Jun.'24*	\$928,900*
44	2655	1	3+Full Casita	3	3 Car	Sep.'24*	<b>SOLD</b>
55	2342	1	4	2.5	3-RV	Dec.'24*	\$791,900*
56	2424	1	3+Den	2	3 Car	Dec.'24*	CALL FOR PRICE*
59	2776	1	4	3.5	3-RV	Sep.'24*	\$872,900*
72	2424	1	3+Den+Pool	2	3 Car	Nov.'24*	\$982,900*
73	2286	1	3	2.5	3-RV	Oct.'24*	\$835,900*
91	2806	1	3+Den	3	3-RV	Aug.'24*	\$934,900*
92	2286	1	3	2.5	3-RV	Oct.'24*	\$823,900*

## 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)
- Stained Knotty Alder Wood 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 Kitchen Faucet
- Delta® Modern Faucets Throughout
- 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 or Tile Floors 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
- **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
- Stamped Border Accents on Driveway & Entryway
- 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
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Optic Internet 1 Gig 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

\*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: Alisa Huser**  
(435)669-6460 - [alisa@ssrealtysolutions.com](mailto:alisa@ssrealtysolutions.com)





# PLAT MAP

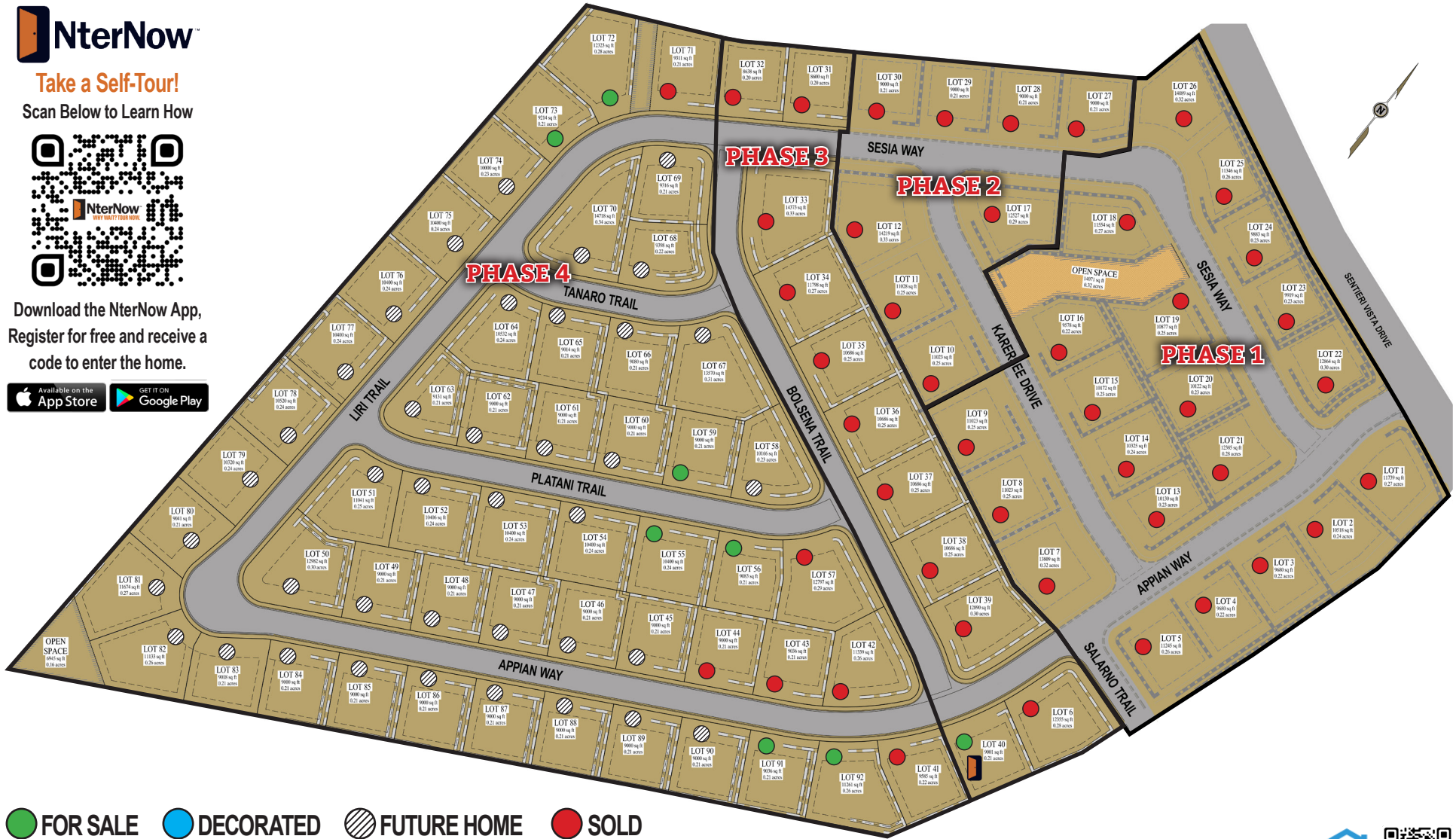


Take a Self-Tour!

Scan Below to Learn How



Download the NterNow App,  
Register for free and receive a  
code to enter the home.



● FOR SALE ● DECORATED ● FUTURE HOME ● SOLD

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**MLS**



**S&S Realty**  
SOLUTIONS

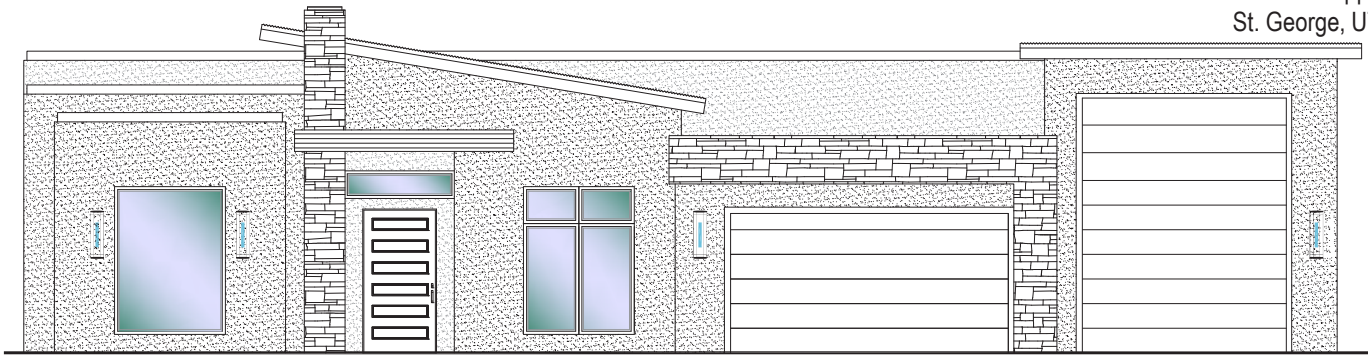


**#40 - FOR SALE\***  
 3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage



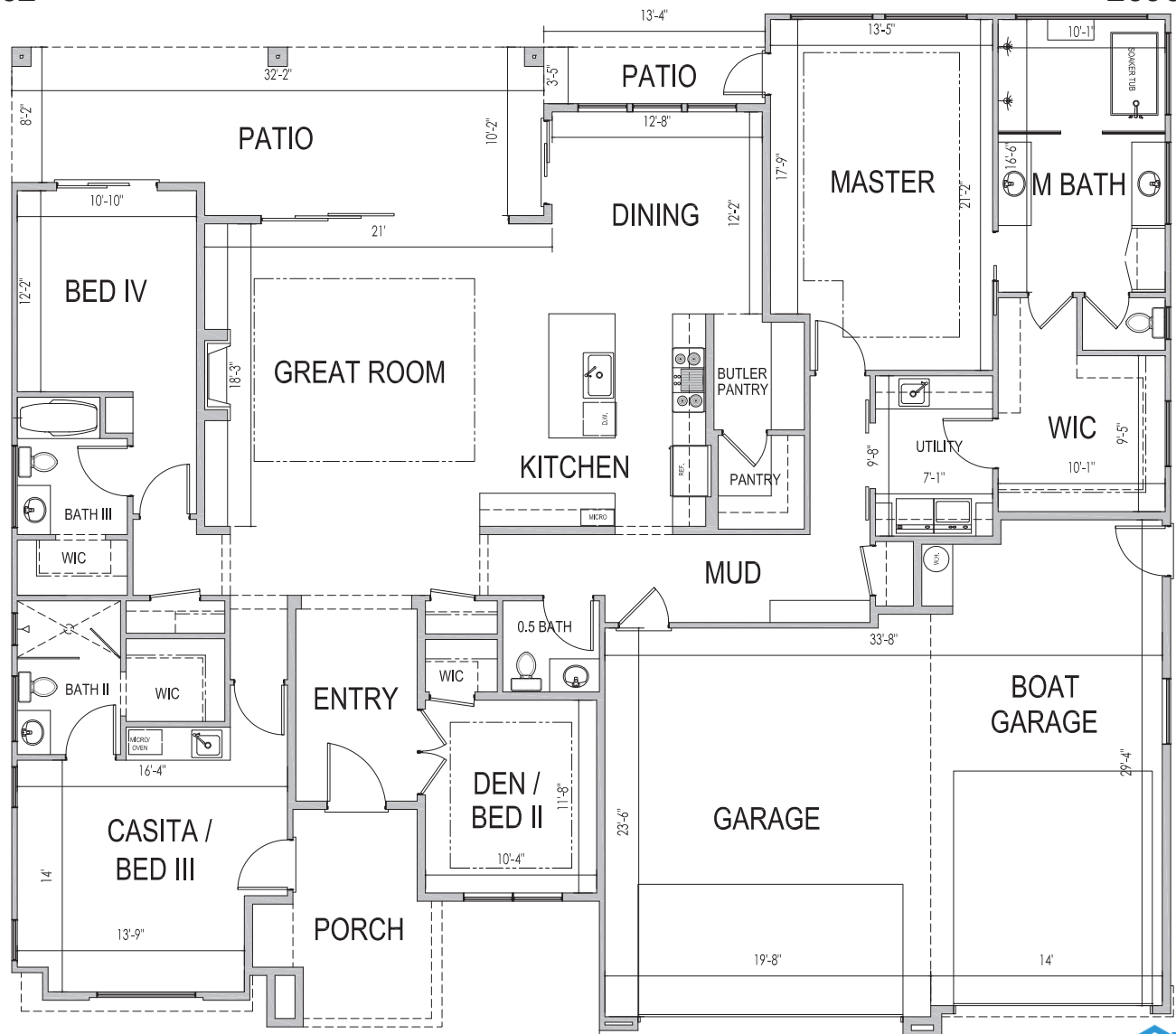
www.sshomes.info

455 S. Appian Way  
 St. George, UT 84770



70'x62'

2696 ft.<sup>2</sup>



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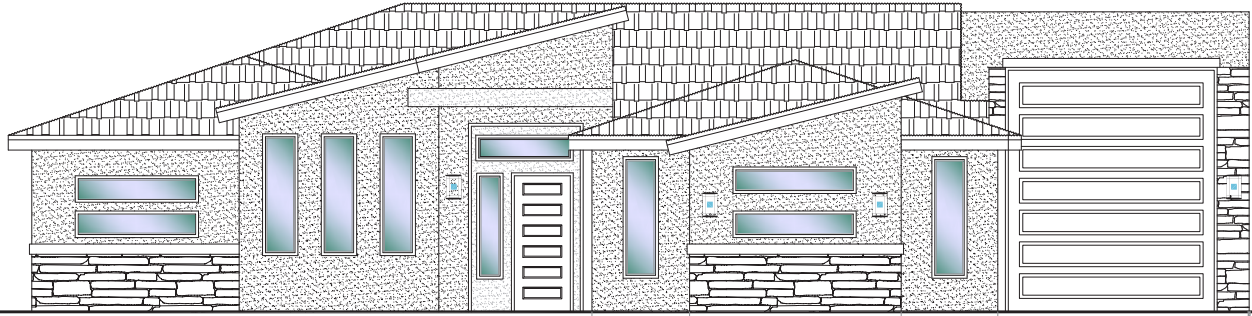




**#55 - FOR SALE\***  
 4 Bed | 2.5 Bath | 3 Car-RV Garage

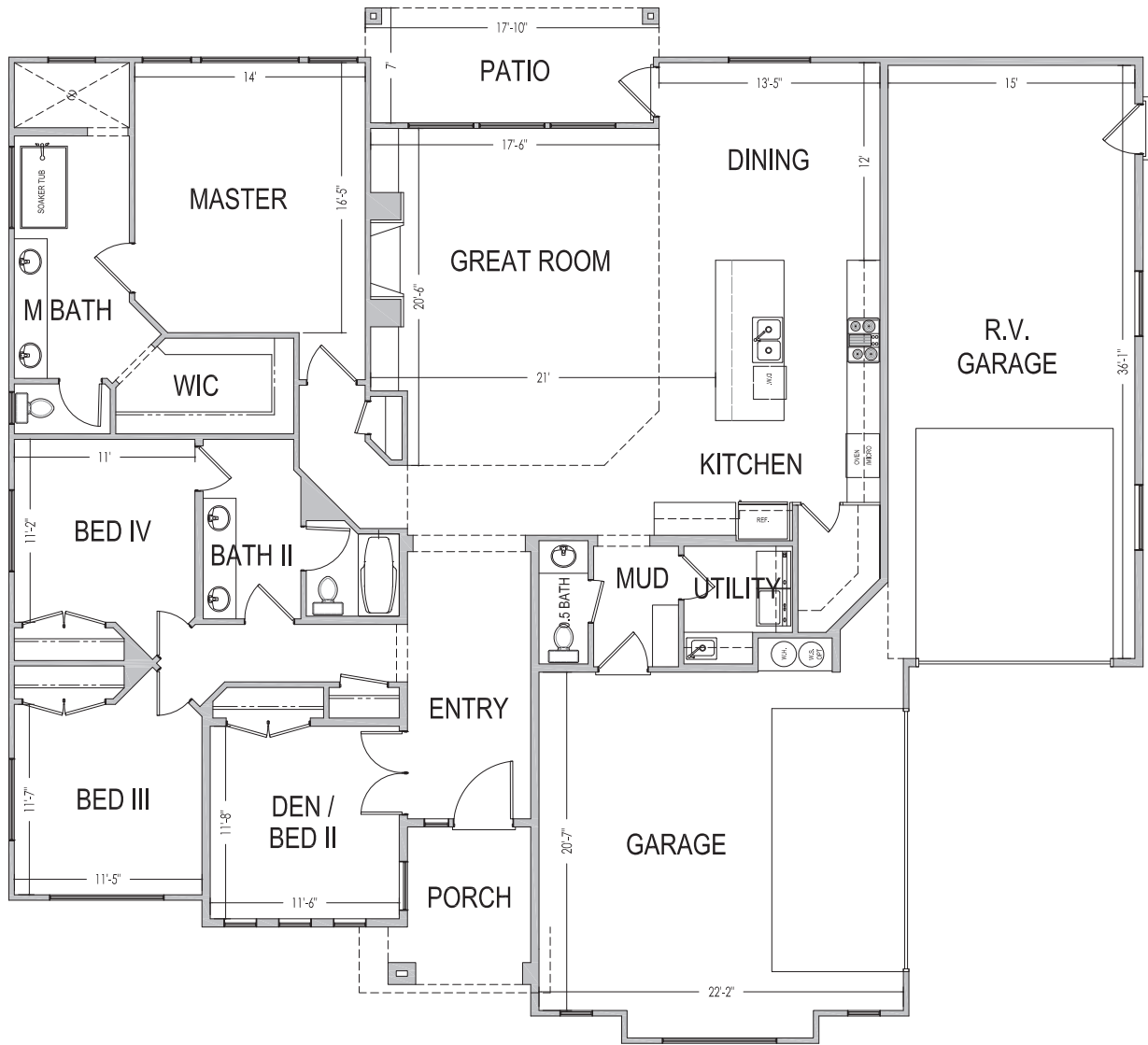
**S&S Homes**  
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3057 W. Platani Trail St. George, UT 84770



69'x63'

2,342 ft.<sup>2</sup>



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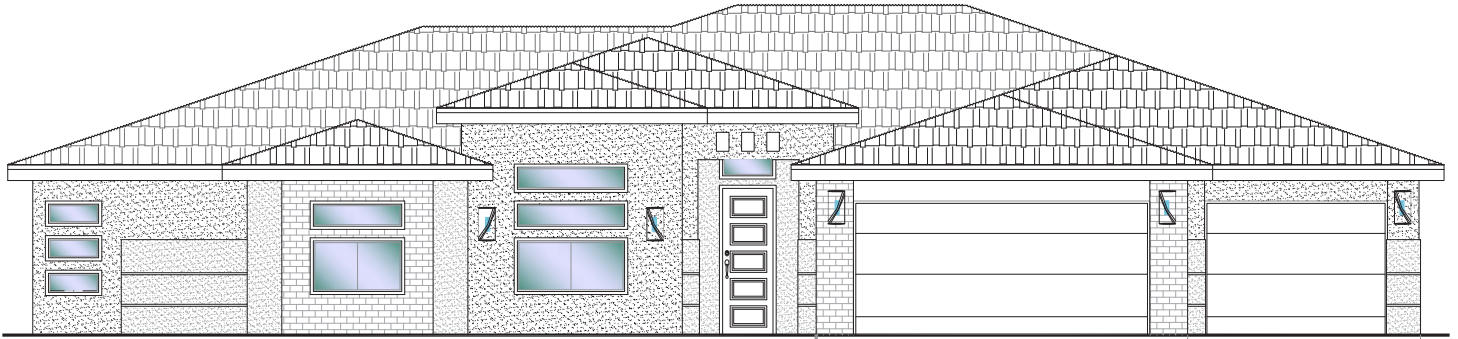
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**#56 - FOR SALE\***  
 3 Bed+Den | 2 Bath | 3 Car Garage

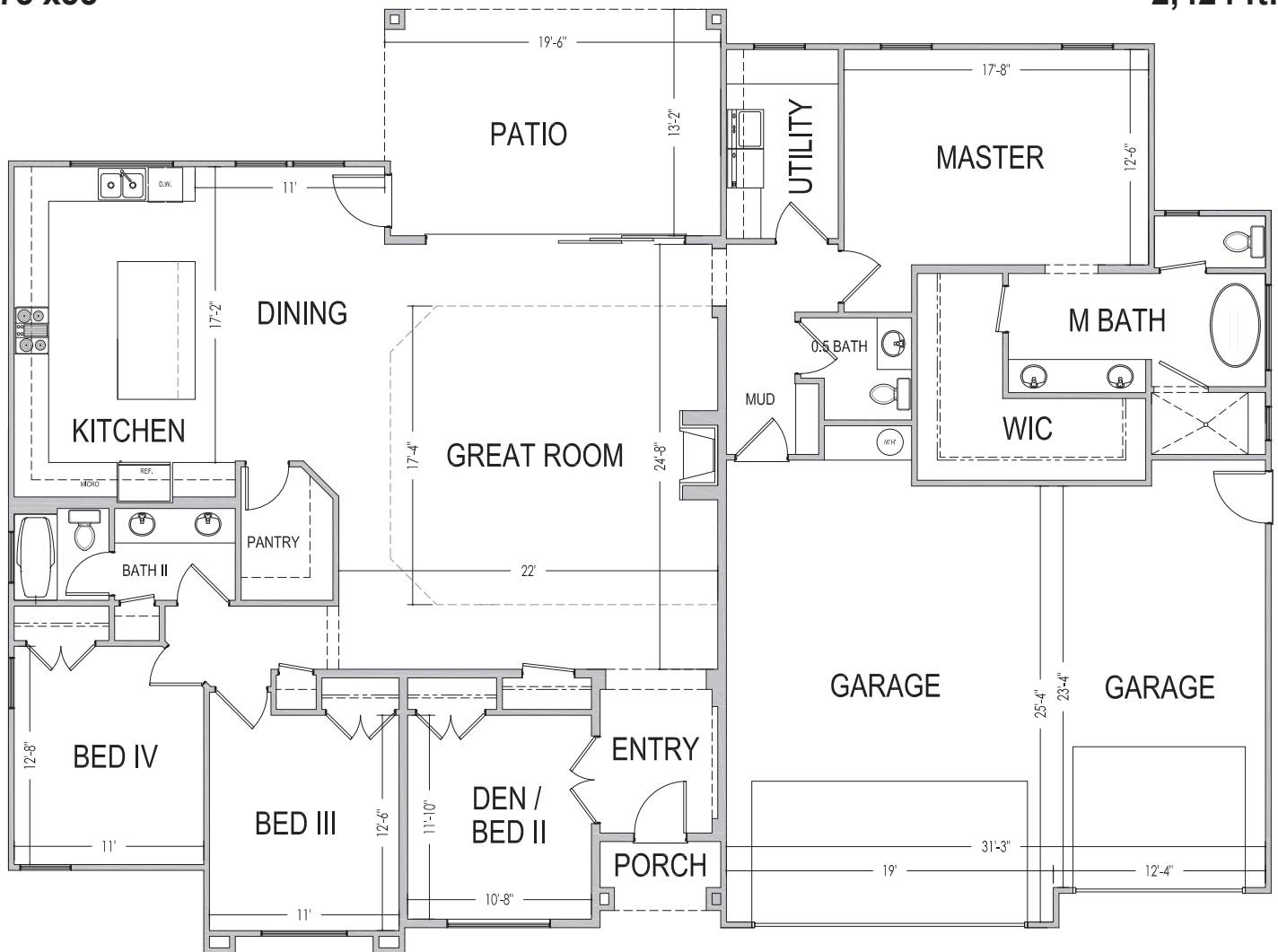


3045 W. Platani Trail St. George, UT 84770



73'x55'

2,424 ft.<sup>2</sup>



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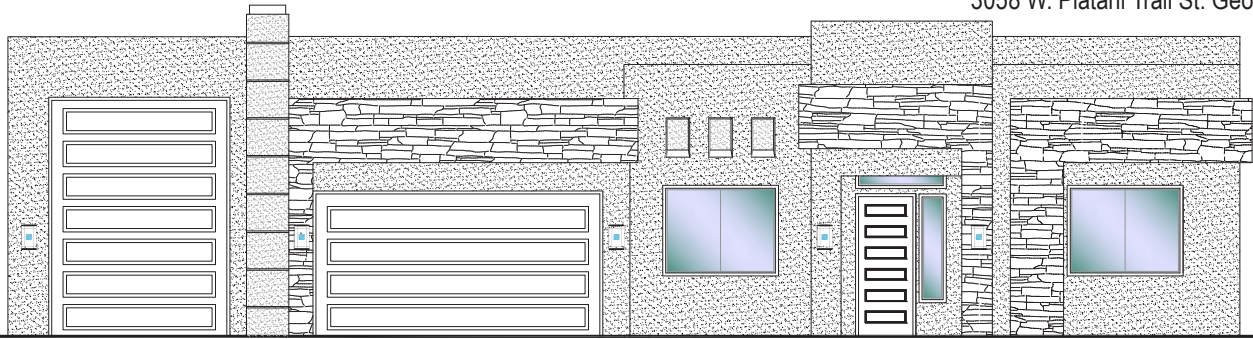




**#59 - FOR SALE\***  
 4 Bed | 3.5 Bath | 3 Car-RV Garage

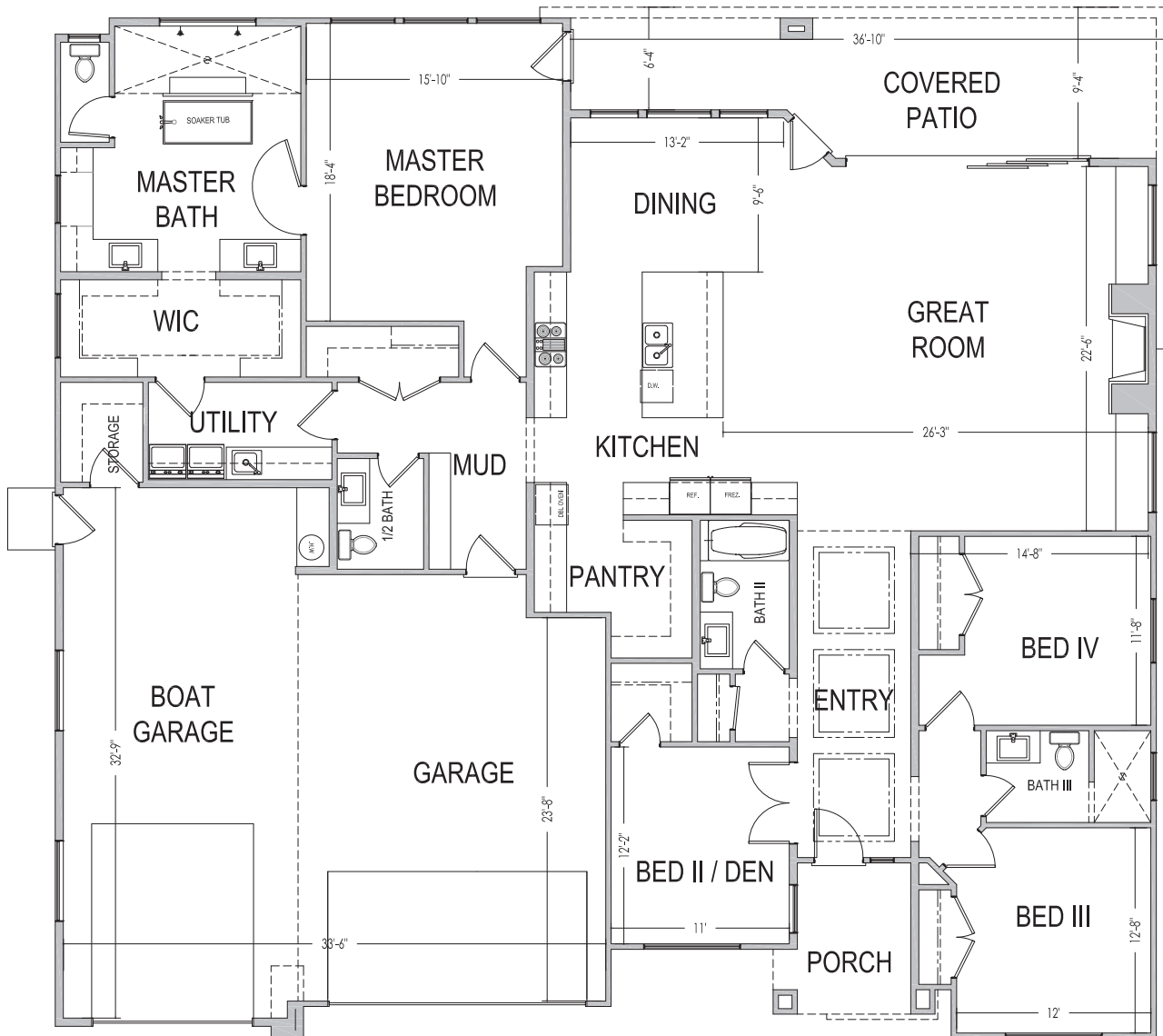


3058 W. Platani Trail St. George, UT 84770



68'x64'

2776 ft.<sup>2</sup>



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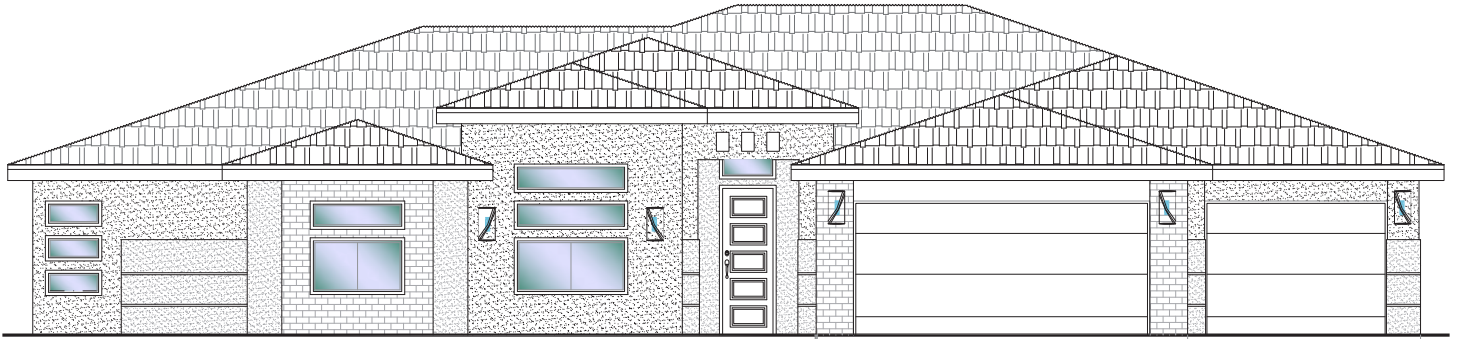




**#72 - FOR SALE\***  
 3 Bed+Den | 2 Bath | 3 Car Garage

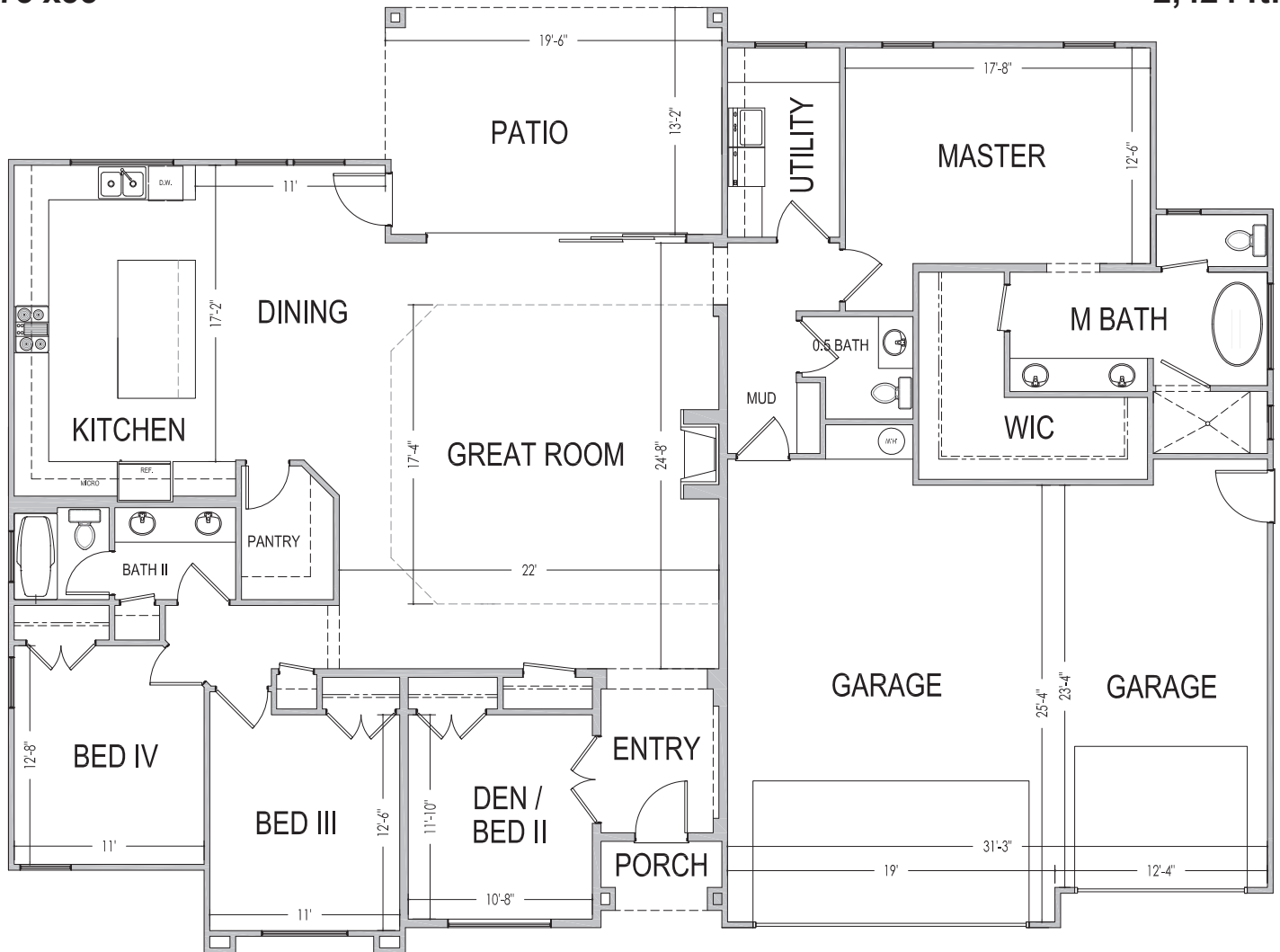
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416 S. Liri Trail St. George, UT 84770



73'x55'

2,424 ft.<sup>2</sup>



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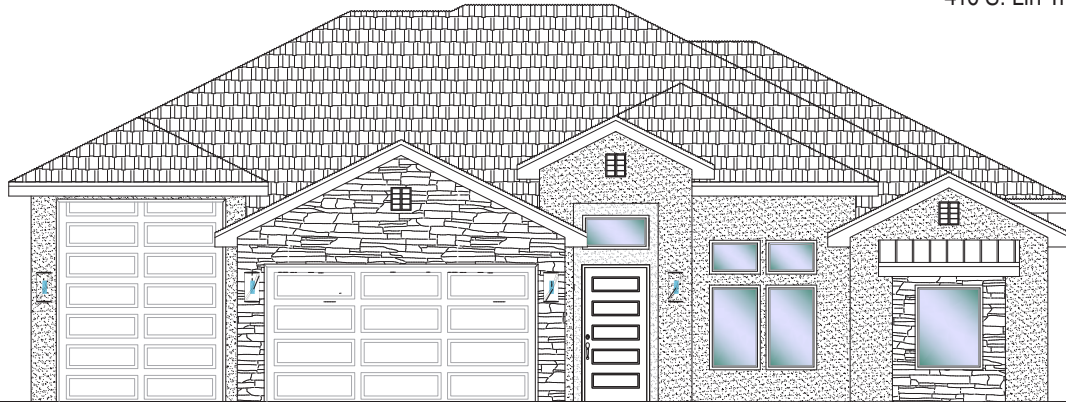
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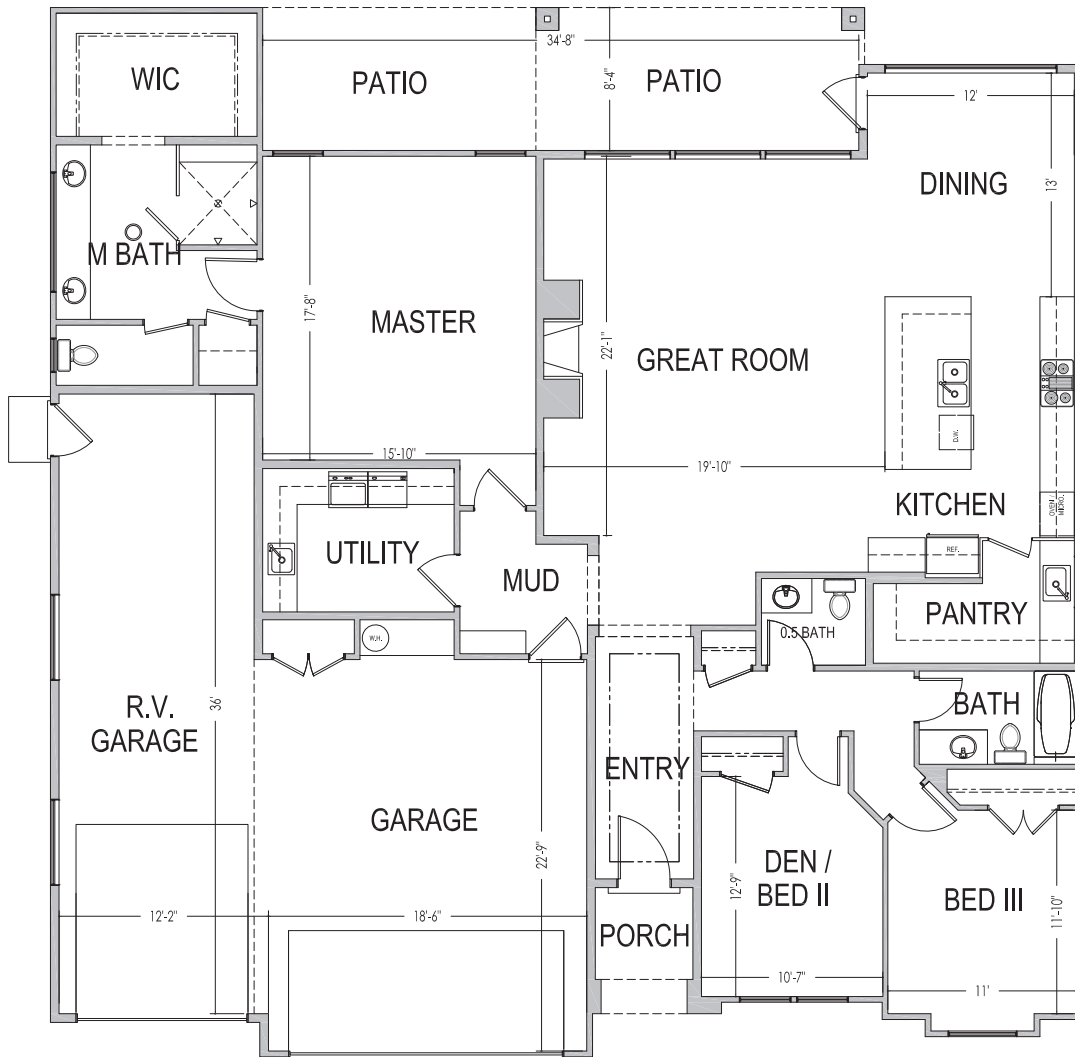


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60'x61'

2286 ft.<sup>2</sup>



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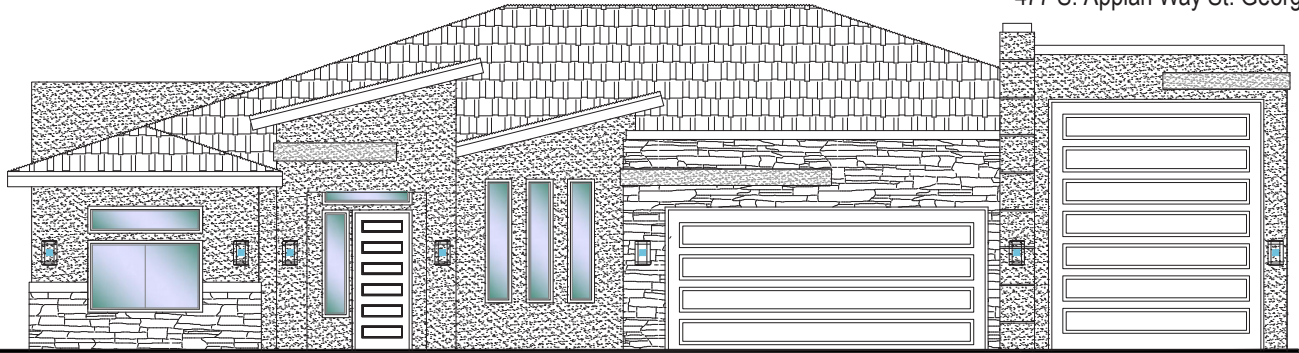




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4 Bed | 3 Bath | 3 Car-RV Garage

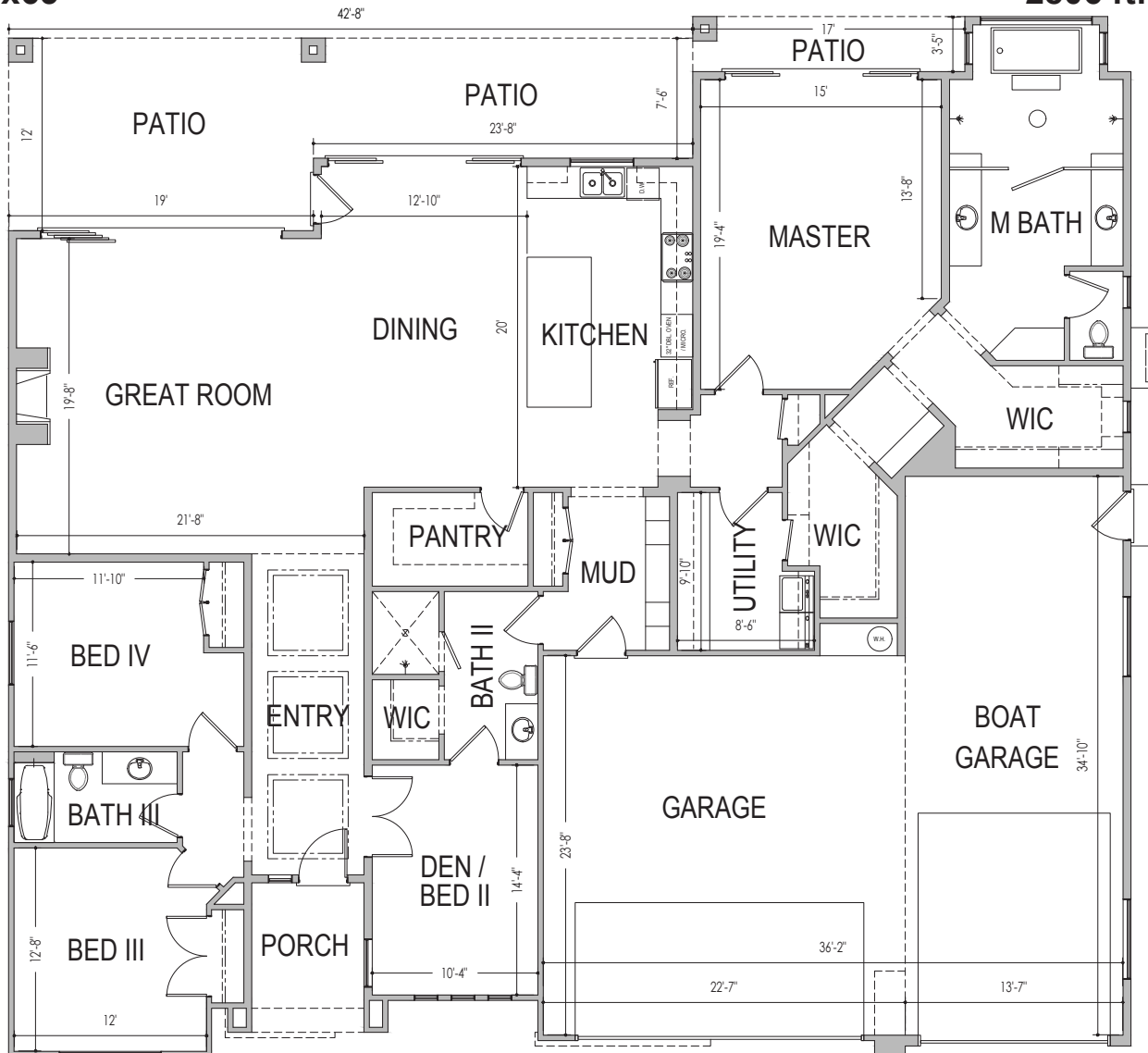
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477 S. Appian Way St. George, UT 84770



70'x65'

2806 ft.<sup>2</sup>



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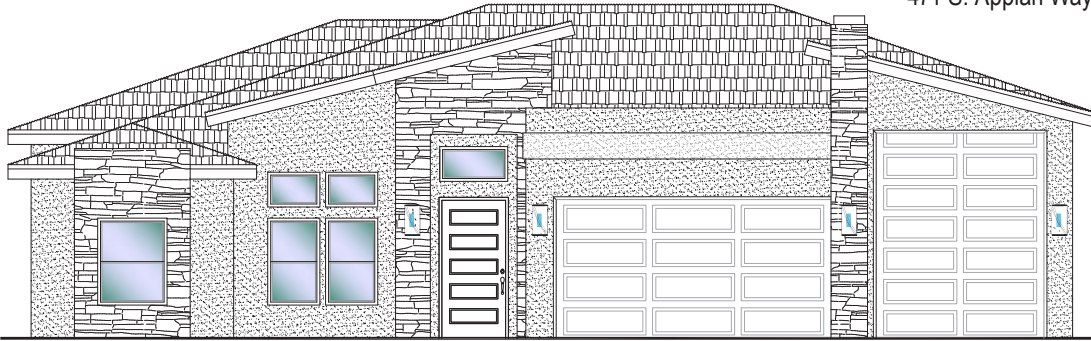
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 3 Bed | 2.5 Bath | 3 Car-RV Garage

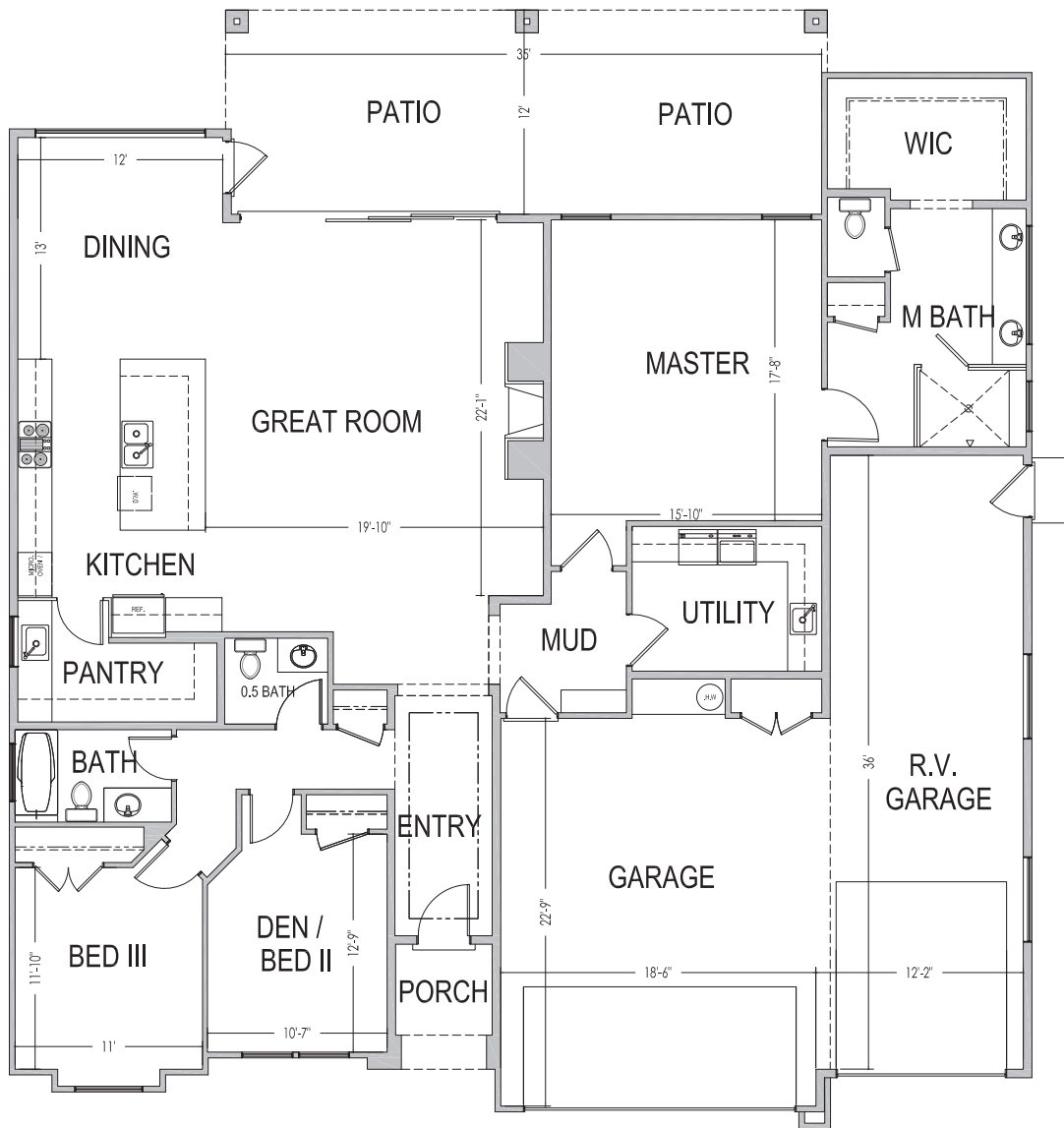


471 S. Appian Way St. George, UT 84770



60'x65'

2286 ft.<sup>2</sup>



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# HOA MONTHLY DUES



### HOA Includes:

- Landscape Maintenance of Common Areas
- Lighting / Monument Signs
- Liability Insurance
- Administration / Management

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**Monthly Total..... \$15.00**

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

**Payable to: Cascata at Divario HOA**  
**c/o Terra West Management Services**  
 619 S. Bluff Street Tower I, Suite 201  
 St. George, UT 84770  
 (435)674-4633



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

Utah Payoff Demand Statement Fee paid to Terra West Management .....	\$40
Two months Prepaid Master HOA dues (\$15.00 per month) paid to Divario .....	\$30
Master HOA Working Capital Contribution paid to Divario .....	\$100
Utah Payoff Demand Statement Delivery Fee paid to HomeWiseDocs.com .....	\$10

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