



NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates*



05/28/2025

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
45	2696	1	3+Casita	3.5	3-RV	Jun.'25*	\$899,900*
46	2654	1	3+Den	3.5	3-RV	Jul.'25*	\$878,900*
54	2776	1	4	3.5	3-RV	Jun.'25*	\$887,900*
58	1957	1	3	2.5	3 Car	Aug.'25*	CALL FOR PRICE*
60	TBD	1	TBD	TBD	3 Car	TBD*	CALL FOR PRICE*
73	2286	1	3	2.5	3-RV	MIR* + (Staged)	\$819,900*

TAKE A SELF TOUR OF OUR HOMES WITH NterNow SCAN THE QR CODE ON THE DOOR FOR ACCESS

STANDARD FEATURES

INTERIOR

- GE Cafe Appliances
- Energy Saving LED Light Bulbs
- Designer Selected Granite/Quartz 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)
- Epoxy Garage Flooring
- Elevated Ceilings (as per plan)
- Iron Front Door 3'6"w x 8'h

EXTERIOR

- 95% Gas Furnace and 13 SEER A/C (Above Industry Standard of 80%)
- 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 and Cultured Stone Accents (as per plan)
- Rain Gutters or Drains (as per plan)
- Stamped Border Accents on Driveway & Entryway
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (as per plan)
- 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 QR CODE for more information on available homes and neighborhoods.](#)



Agent: Alisa Huser
(435)669-6460 - alisa@ssrealtysolutions.com

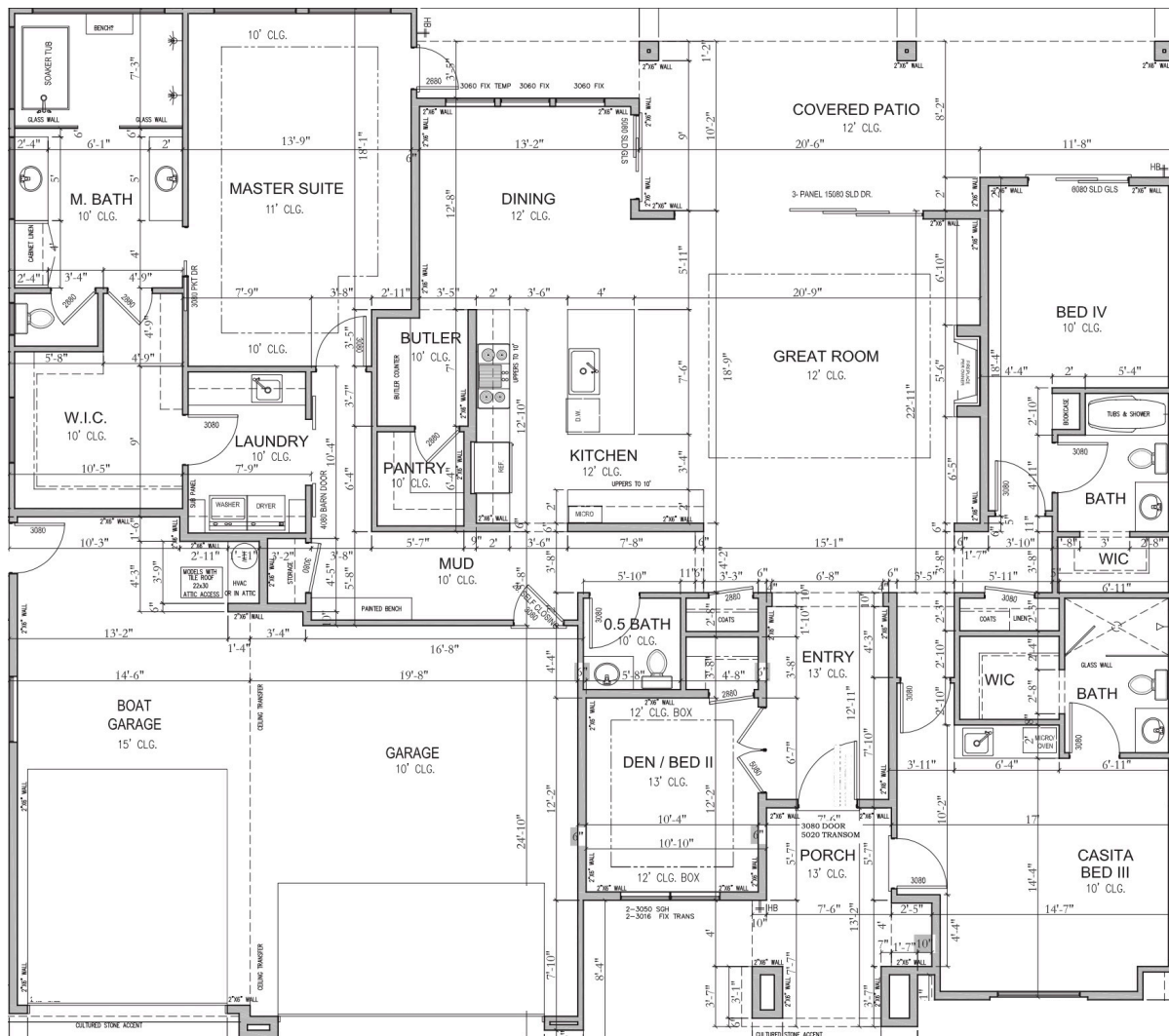
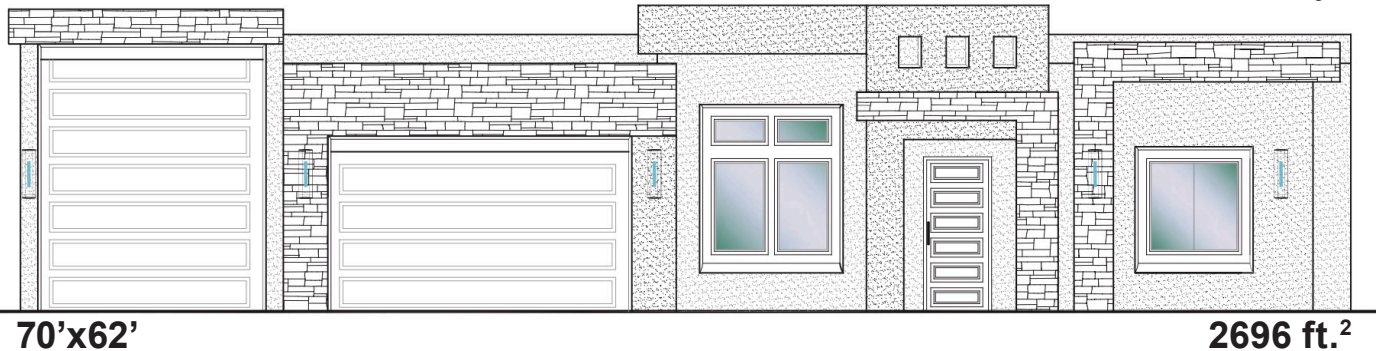




#45 - FOR SALE*
3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage

S&S Homes
www.sshomes.info

490 South Appian Way
St George, UT 84770



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MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS

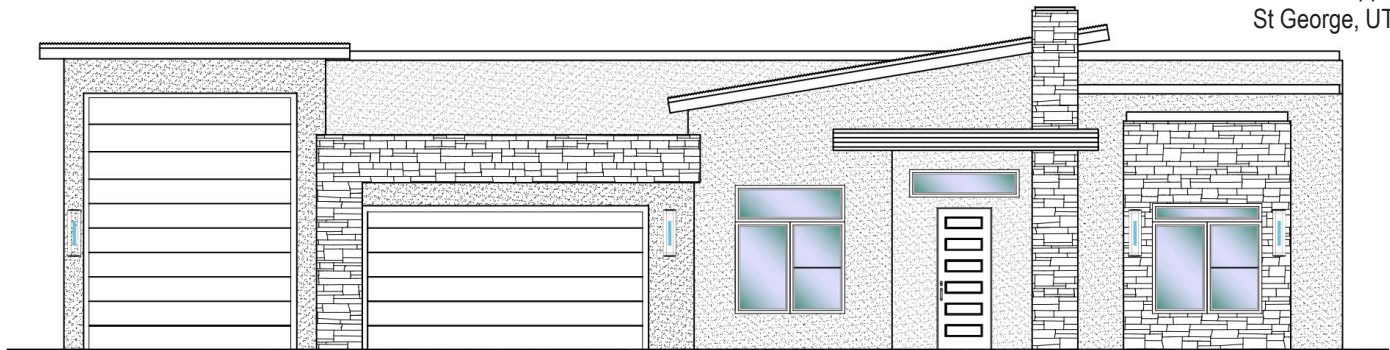




#46- FOR SALE*
3 Bed+Den | 3.5 Bath | 3 Car-RV Garage

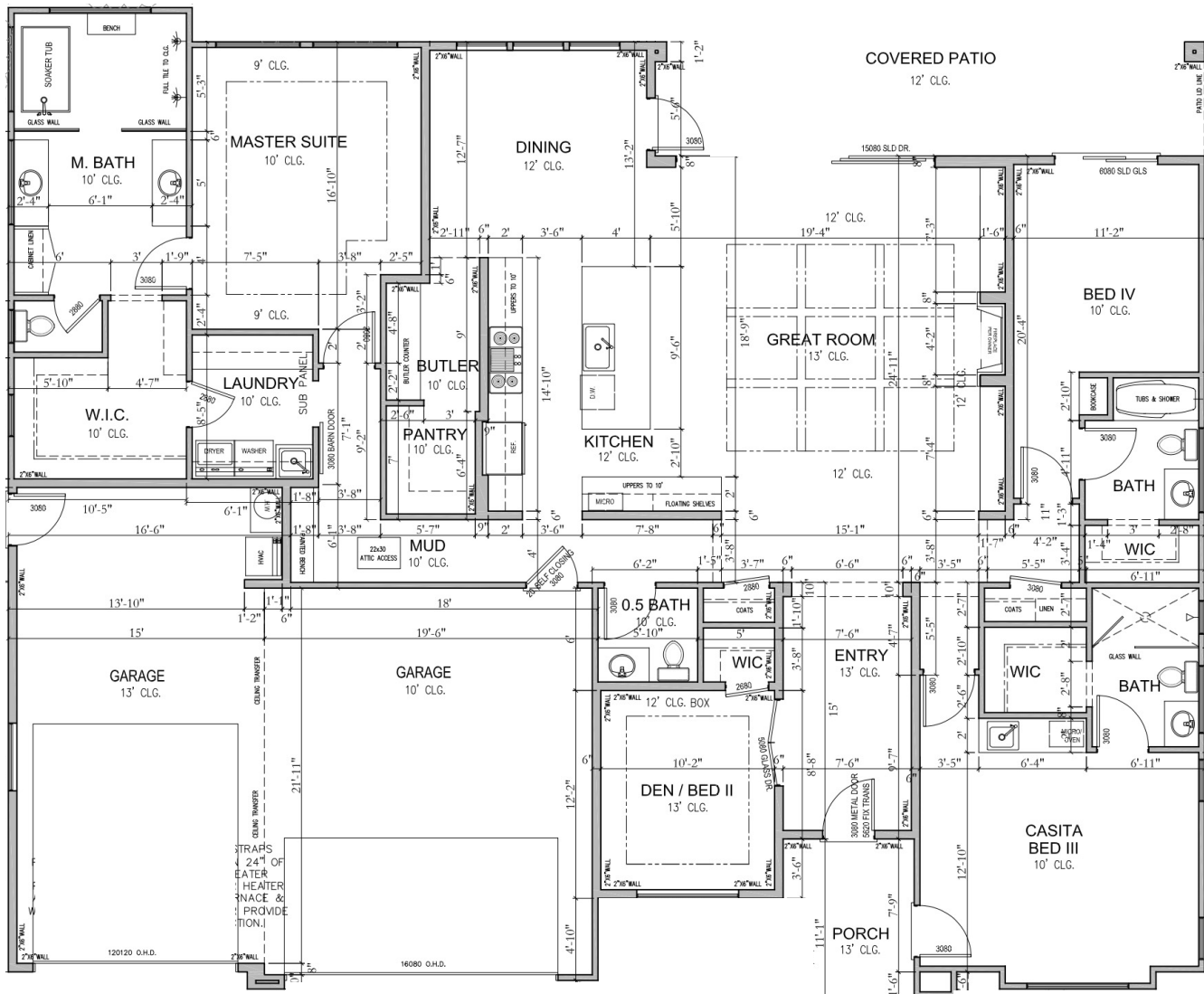
S&S Homes
www.sshomes.info

496 S Appian Way
St George, UT 84770



70'x60'

2654 ft.²



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MLS



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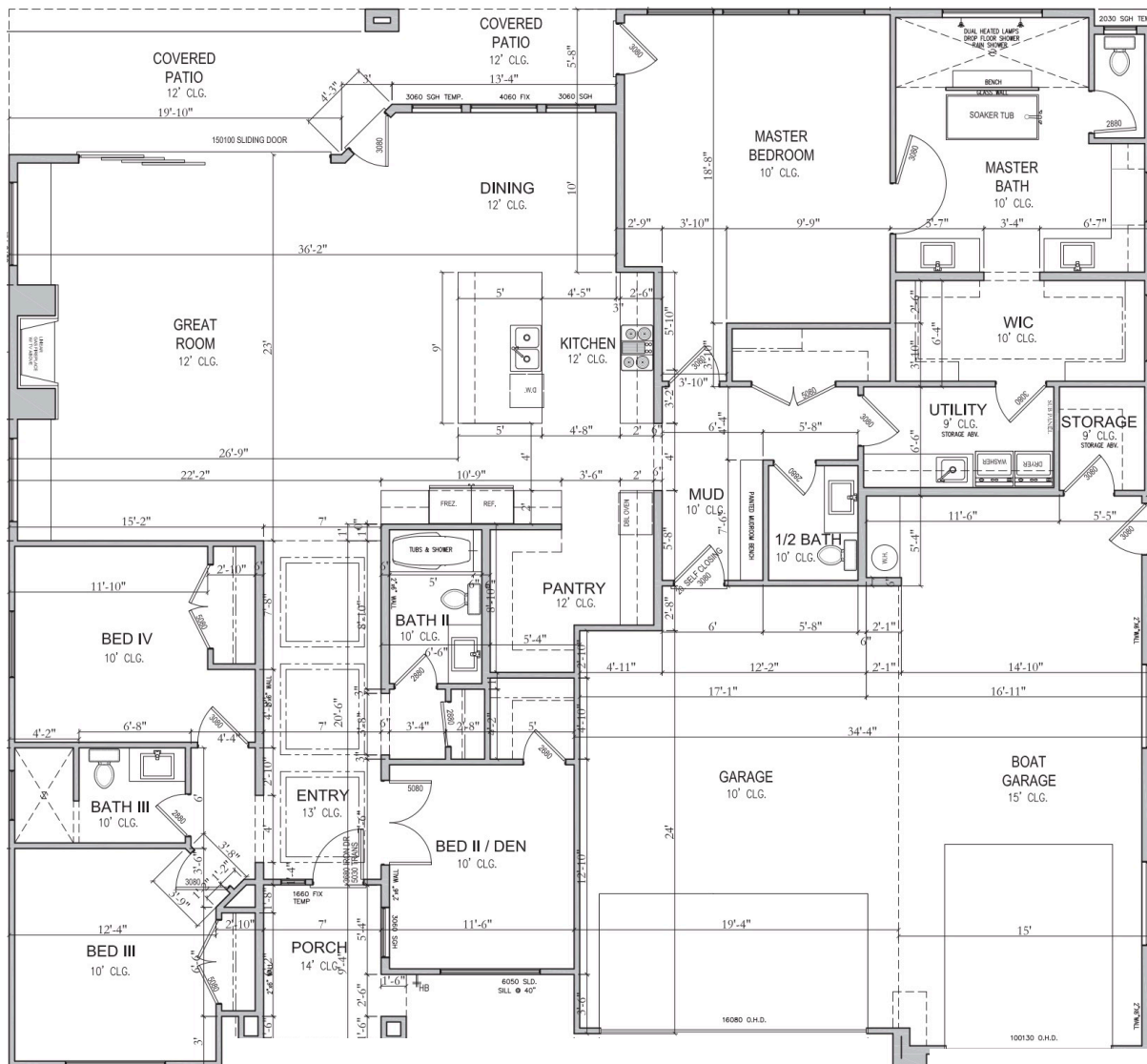
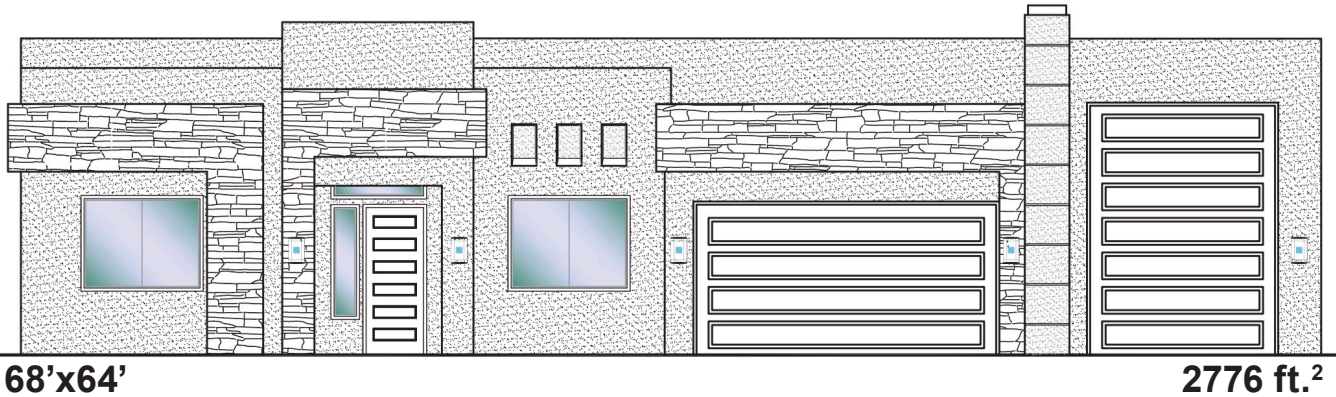




#54 - FOR SALE*
4 Bed | 3.5 Bath | 3 Car-RV Garage

S&S Homes
www.sshomes.info

3069 W. Platani Trail St. George, UT 84770



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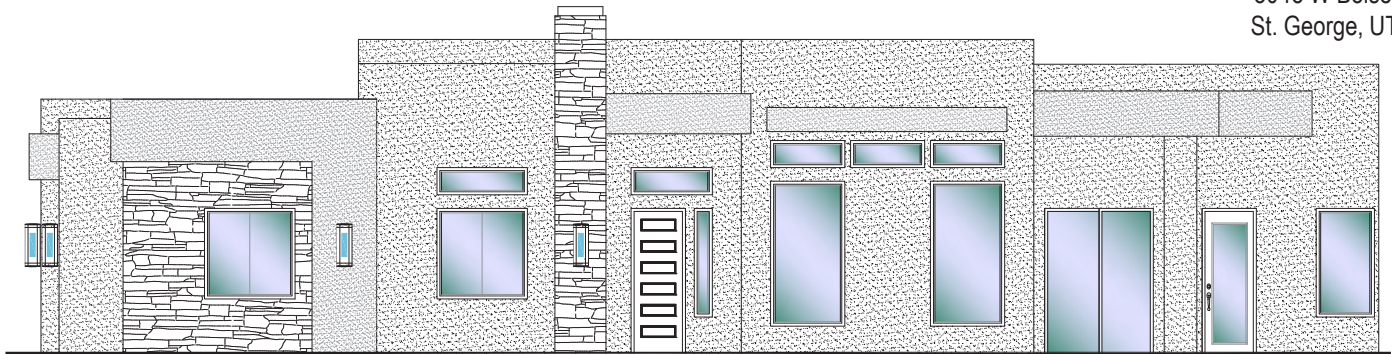




#58 - FOR SALE*
3 Bed | 2.5 Bath | 3 Car Garage

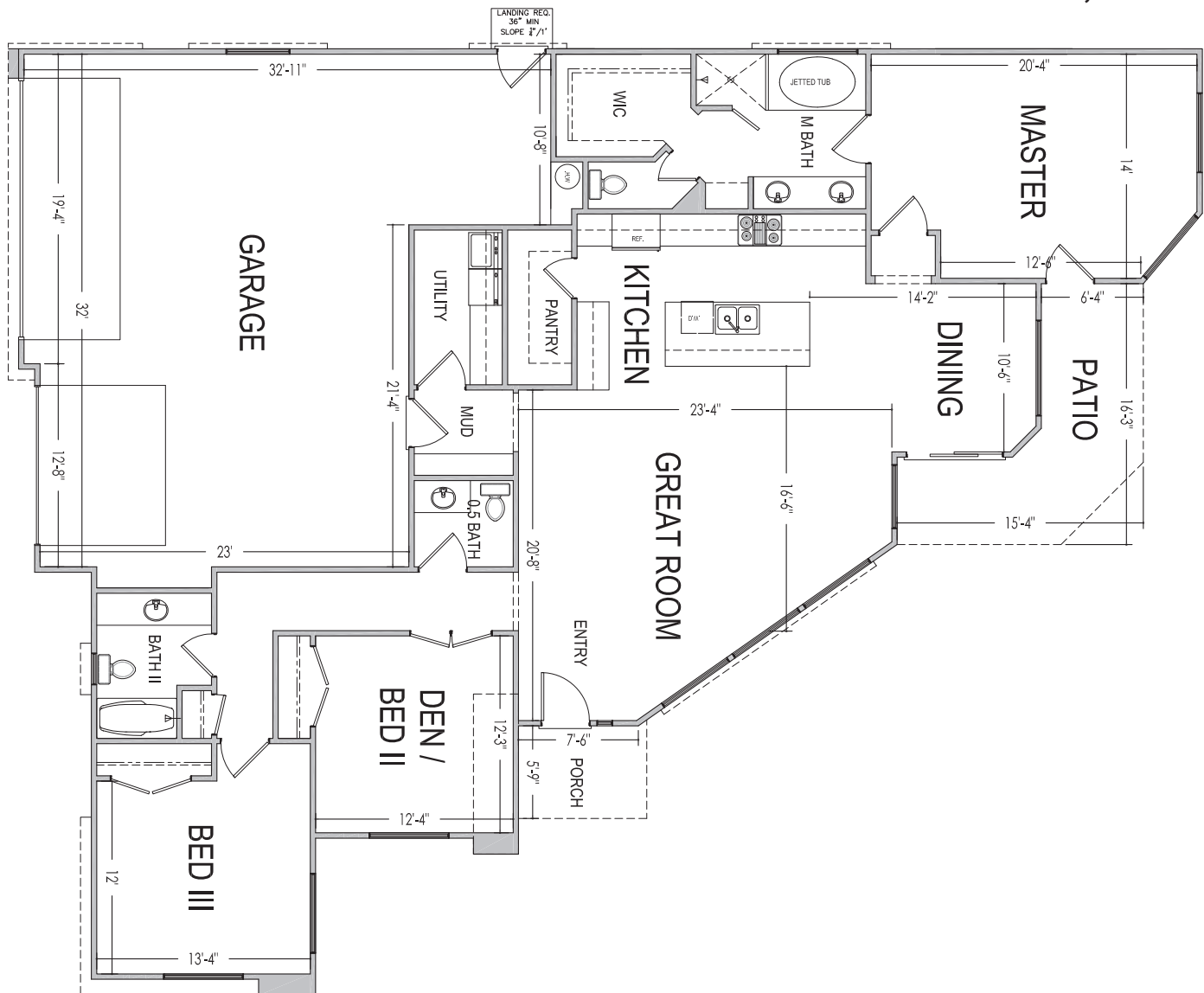
S&S Homes
www.sshomes.info

3045 W Bolsena Way
St. George, UT 84770



59'x74'

1,957 ft.²



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MULTIPLE LISTING SERVICE
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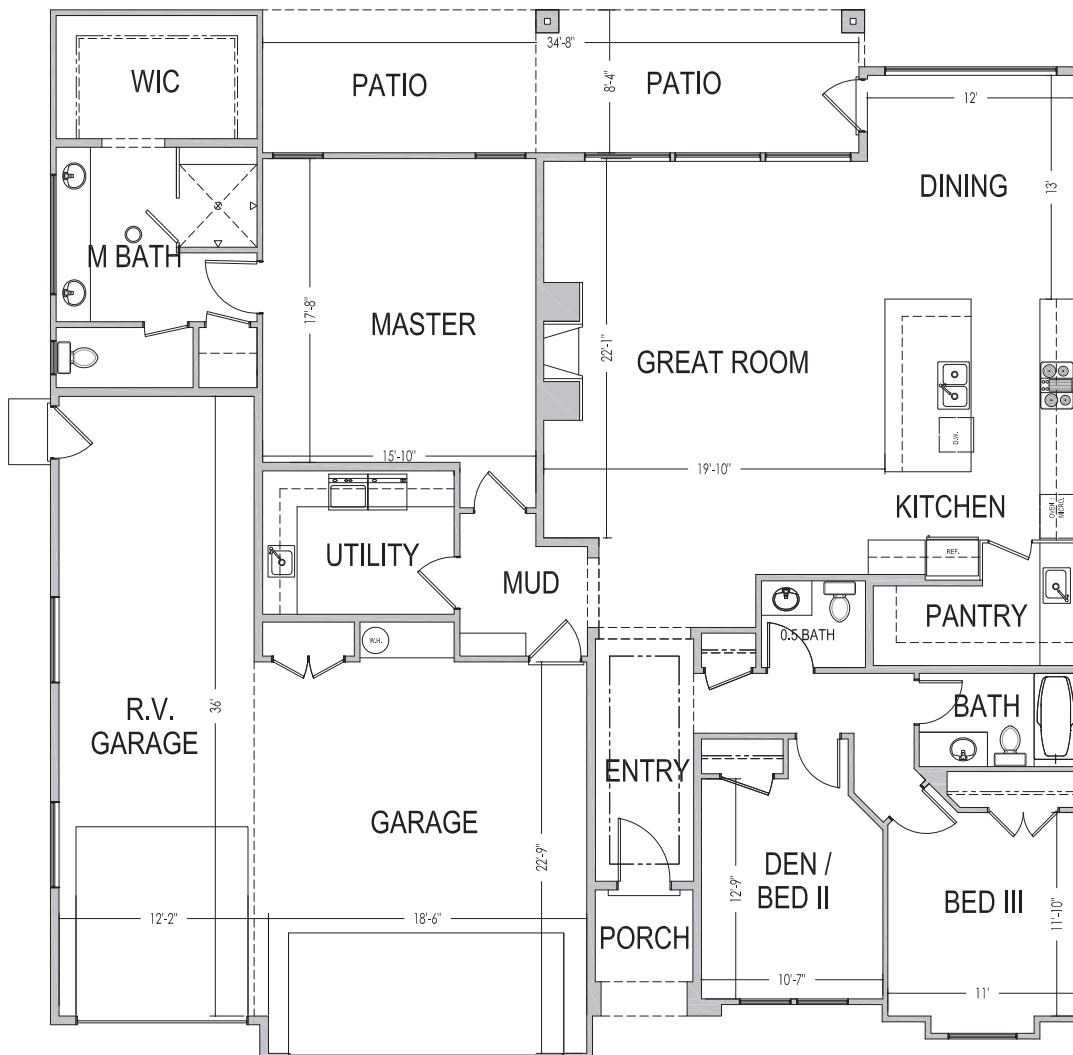
S&S Realty
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2286 ft.²



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MULTIPLE LISTING SERVICE
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HOA MONTHLY DUES



HOA Includes:

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

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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UTILITY & COMMUNITY SERVICES



ELECTRIC

St. George City (435) 627-4700
175 E 200 N
St. George, UT 84770
www.sgcity.org

SEWER / WATER

St. George City (435) 627-4700
175 E 200 N
St. George, UT 84770
www.sgcity.org
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

St. George Post Office (435) 673-9549
180 N Main Street (800) 275-8777
St. George, UT 84770
Office: M-F 8:30am-5pm / Sat 9am-1pm

**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 (CenturyLink) (833) 250-6306
Direct: Erika Undiano (480) 576-2955

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

121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

(435) 673-3553

ELEMENTARY SCHOOL

Arrowhead Elementary

545 Arrowhead Trail
Santa Clara, UT 84765
www.aes.washk12.org

(435) 674-2027

INTERMEDIATE SCHOOL

Tonaquint Intermediate

1210 W Curly Hollow Drive
St. George, UT 84770
www.tis.washk12.org

(435) 688-2238

MIDDLE SCHOOL

Dixie Middle

929 W 100 E
St. George, UT 84770
www.dms.washk12.org

(435) 628-0441

HIGH SCHOOL

Dixie High

350 E 700 S
St. George, UT 84770
www.dixiehigh.org

(435) 673-4682