



# NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates\*



www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
53	2696	1	3+Gym	3	3-Boat	Jul.'26*	<b>CONTRACT</b>
<b>60</b>	<b>2123</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>3-Car</b>	<b>May'26*</b>	<b>\$777,900*</b>
61	2286	1	3	2.5	3-RV	Jul.'26*	CALL FOR PRICE*
65	1897	1	3	2.5	3-Car	Sept.'26*	CALL FOR PRICE*
69	TBD	1	TBD	TBD	TBD	Sept.'26*	CALL FOR PRICE*
76	2400	1	4	4	3-RV	Aug.'26*	<b>CONTRACT</b>
77	1974	1	3+Den	2.5	3-Boat	Aug.'26*	CALL FOR PRICE*

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

## STANDARD FEATURES

### INTERIOR

- **GE Cafe Appliances:**
  - Dishwasher, Microwave
  - Free Standing Range or Cook top with Wall Oven (as per plan)
- 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
- Tile Kitchen Back Splash
- Delta® Plumbing Fixtures Throughout
- Tile Shower & Tub Surrounds with Deco Accent Tile
- Toilet Paper Holders & Towel Hardware
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Hard Floors in Entry, Great Room, Kitchen, Baths, Laundry, Walkways
- Gas Fireplace with Blower (If Included on Plan)
- Old World Wall Texture and Stomp Ceiling Texture
- 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)
- Epoxy Garage Flooring
- Elevated Ceilings (as per plan)

### EXTERIOR

- **95% Gas Furnace and 14 SEER A/C** (Above Industry Standard of 80%)
- 50 Gallon Gas Water Heater with 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
- **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.](#)

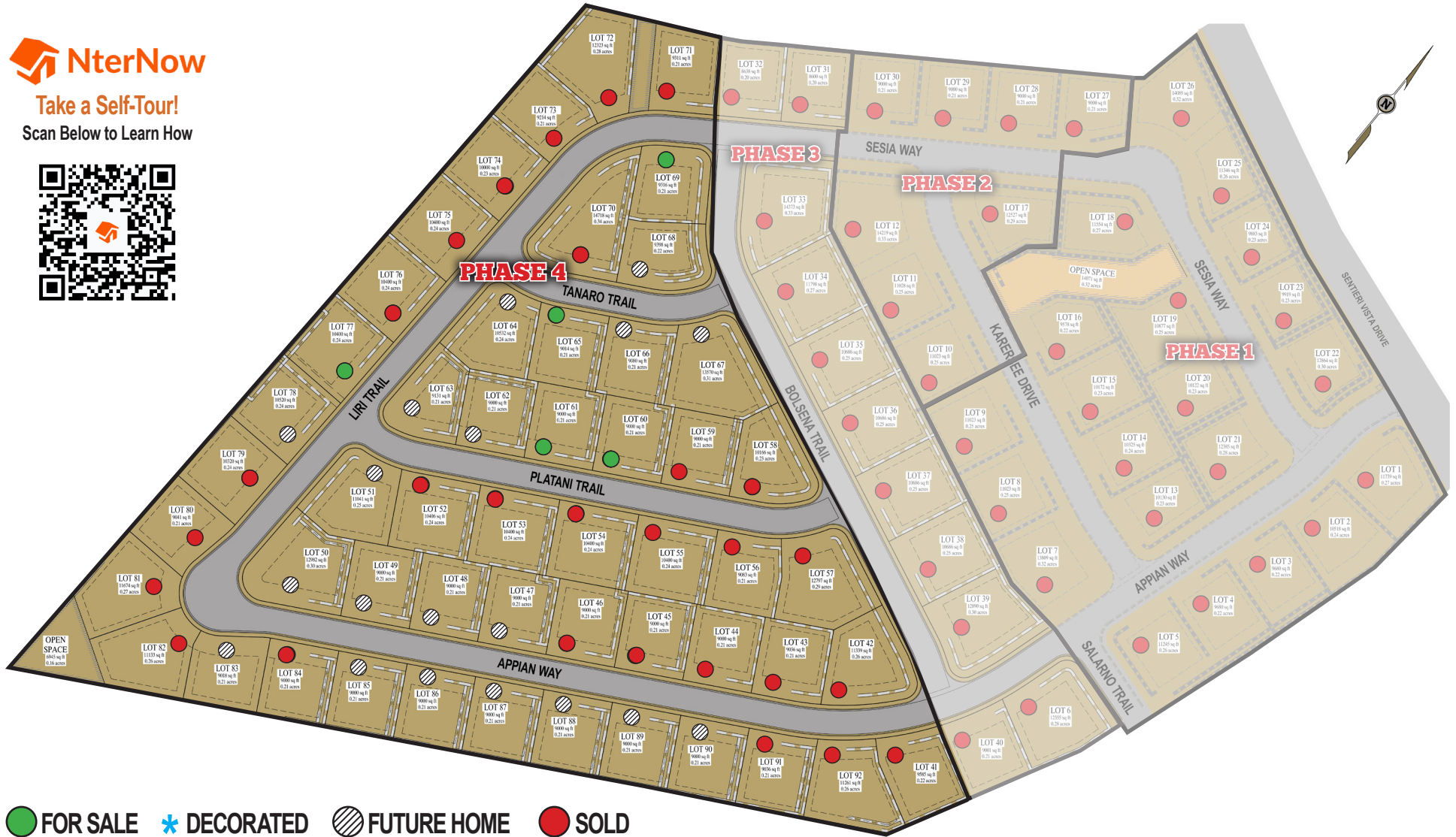


**Agent: Alisa Huser**  
(435)669-6460 - [alisa@ssrealtysolutions.com](mailto:alisa@ssrealtysolutions.com)





Take a Self-Tour!  
Scan Below to Learn How



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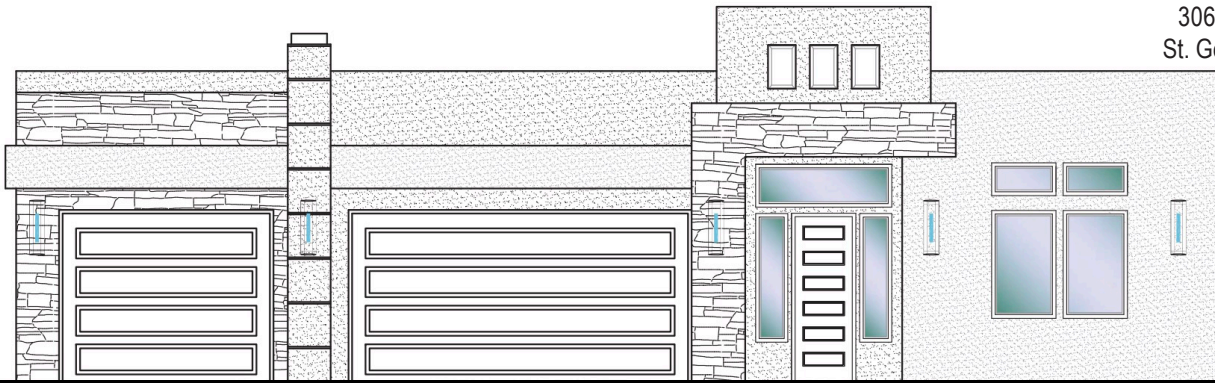


**#60 - FOR SALE\***  
3 Bed | 2 Bath | 3 Car Garage



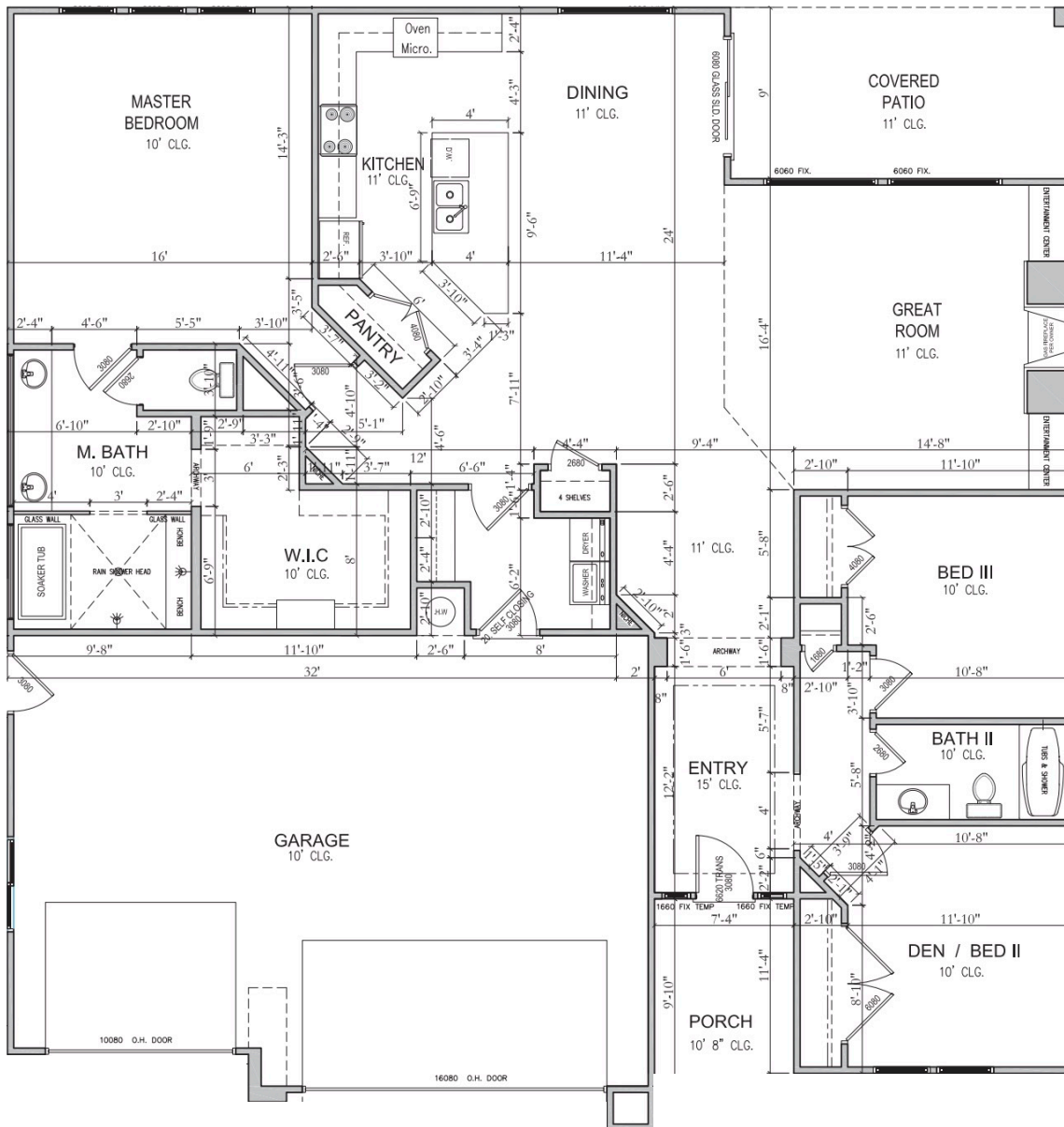
www.sshomes.info

3066 W Platani Way  
St. George, UT 84770



56'x59'

2123 ft.<sup>2</sup>



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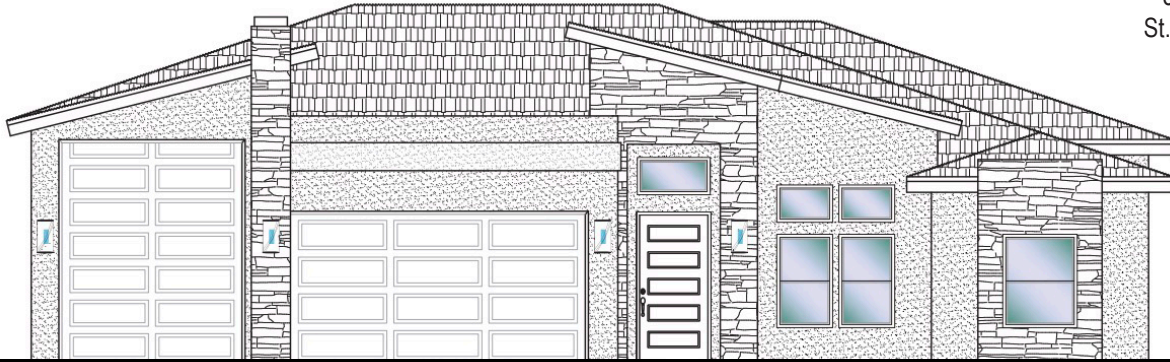




**#61 - FOR SALE\***  
 3 Bed | 2.5 Bath | 3-Car RV Garage

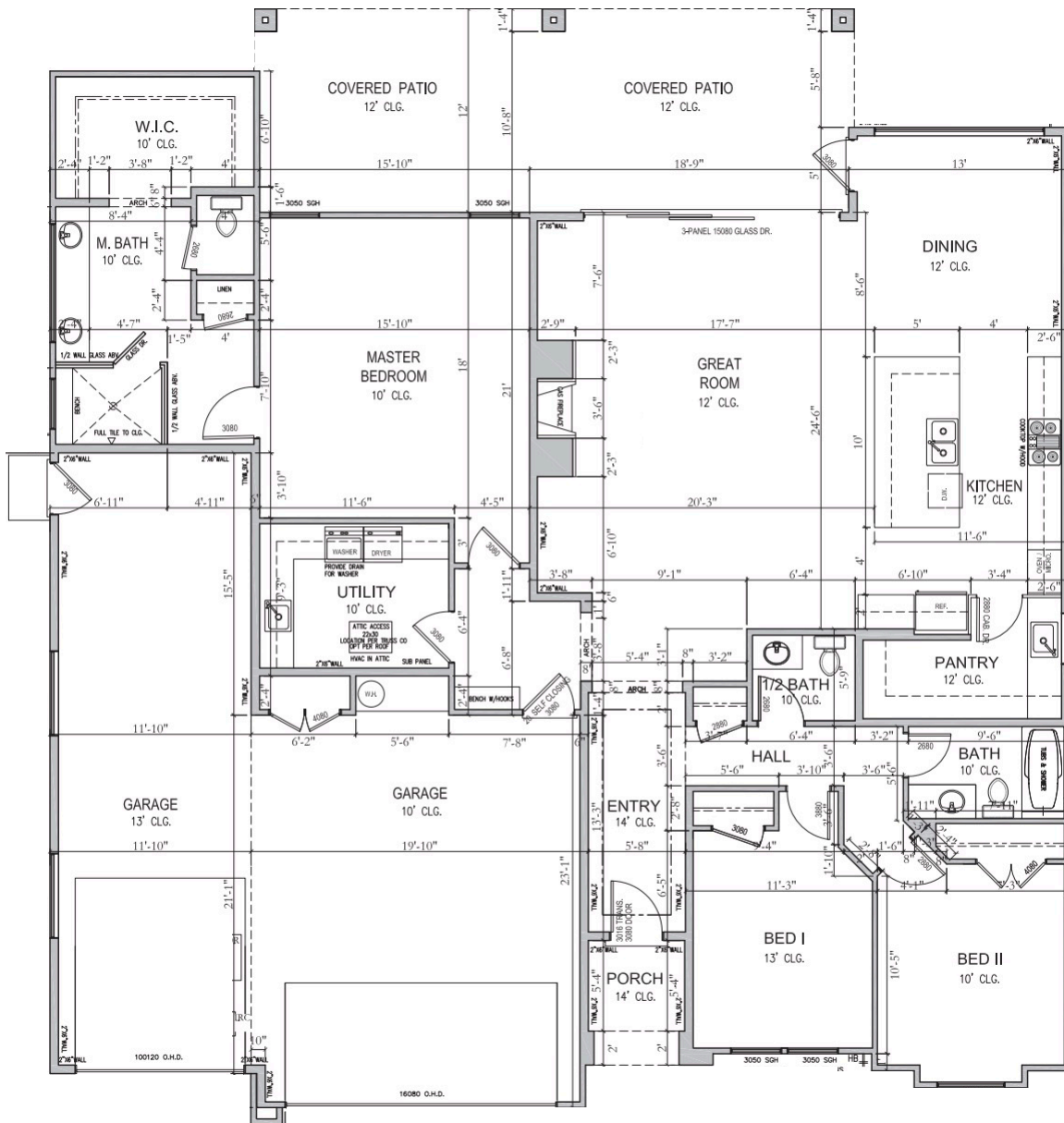
**S&S Homes**  
 www.sshomes.info

3078 W Platani Trail  
 St. George, UT 84770



61'x66'

2,286 ft.<sup>2</sup>



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MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
 SOLUTIONS



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

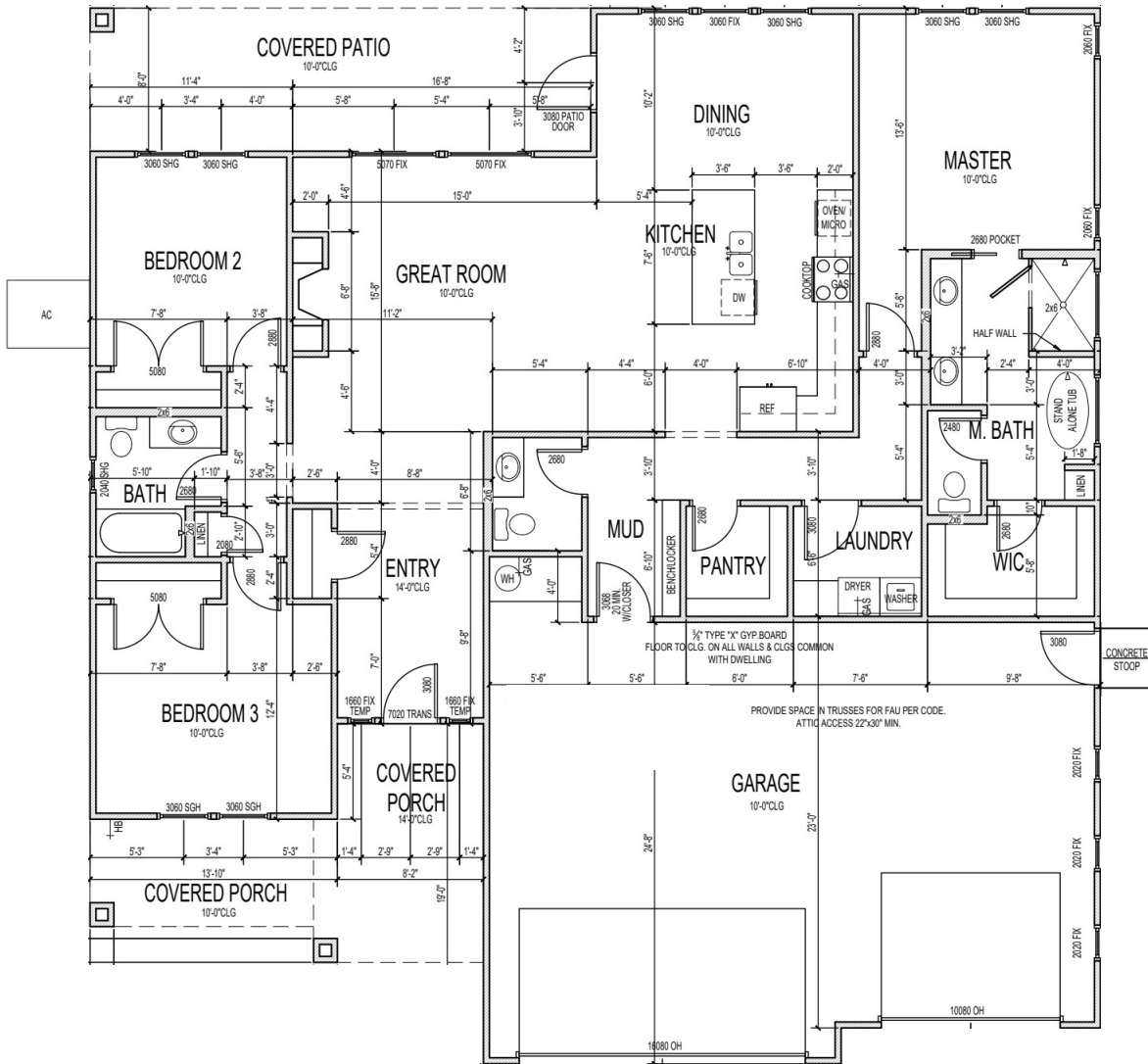
**S&S Homes**  
www.sshomes.info

3099 W Tanaro Trail, St. George, UT 84770



56.5'x59'

1,897 ft.<sup>2</sup>



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MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS



**#77 - FOR SALE\***  
 3 Bed + Den | 2.5 Bath | 3 Car Boat Garage



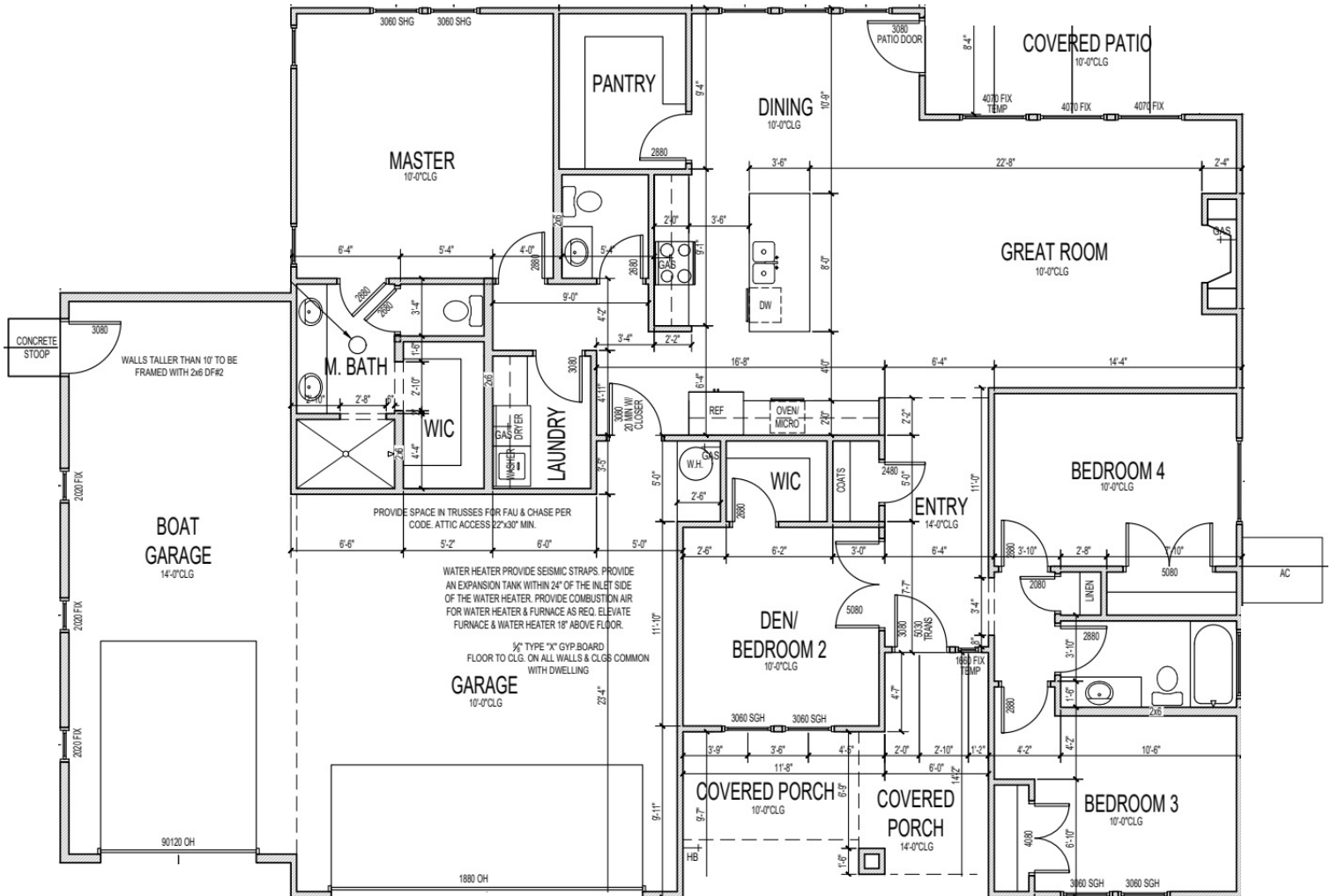
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470 S Liri Trail, St. George, UT 84770



68'x54'

1,974 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

**Monthly Total..... \$19.50**

\*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 (\$19.50 per month) paid to Divario ..... \$49
- 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 (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

**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](http://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](http://www.aes.washk12.org)

(435) 674-2027

## INTERMEDIATE SCHOOL

### Tonaquint Intermediate

1210 W Curly Hollow Drive  
St. George, UT 84770  
[www.tis.washk12.org](http://www.tis.washk12.org)

(435) 688-2238

## MIDDLE SCHOOL

### Dixie Middle

929 W 100 E  
St. George, UT 84770  
[www.dms.washk12.org](http://www.dms.washk12.org)

(435) 628-0441

## HIGH SCHOOL

### Dixie High

350 E 700 S  
St. George, UT 84770  
[www.dixiehigh.org](http://www.dixiehigh.org)

(435) 673-4682