



# NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates\*



| LOT# | SQ. FT. | LEVELS | BEDS     | BATHS | GARAGE | EST. DATE* | FOR SALE*       |
|------|---------|--------|----------|-------|--------|------------|-----------------|
| 53   | 2696    | 1      | 3+Gym    | 3     | 3-Boat | Jul.'26*   | CONTRACT        |
| 60   | 2123    | 1      | 3        | 2     | 3-Car  | Jun.'26*   | \$777,900*      |
| 61   | 2286    | 1      | 3        | 2.5   | 3-RV   | Jul.'26*   | \$820,000*      |
| 65   | 1897    | 1      | 3        | 2.5   | 3-Car  | Sept.'26*  | CALL FOR PRICE* |
| 66   | 1974    | 1      | 3+Den    | 2.5   | 2-Car  | Nov.'26*   | CALL FOR PRICE* |
| 69   | 2443    | 1      | 3        | 2.5   | 2-Car  | Nov.'26*   | CALL FOR PRICE* |
| 76   | 2400    | 1      | 4        | 4     | 3-RV   | Aug.'26*   | CONTRACT        |
| 77   | 1974    | 1      | 3+Den    | 2.5   | 3-Boat | Aug.'26*   | \$788,000*      |
| 87   | 2942    | 1      | 3+Casita | 4.5   | 3-Boat | Nov.'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)

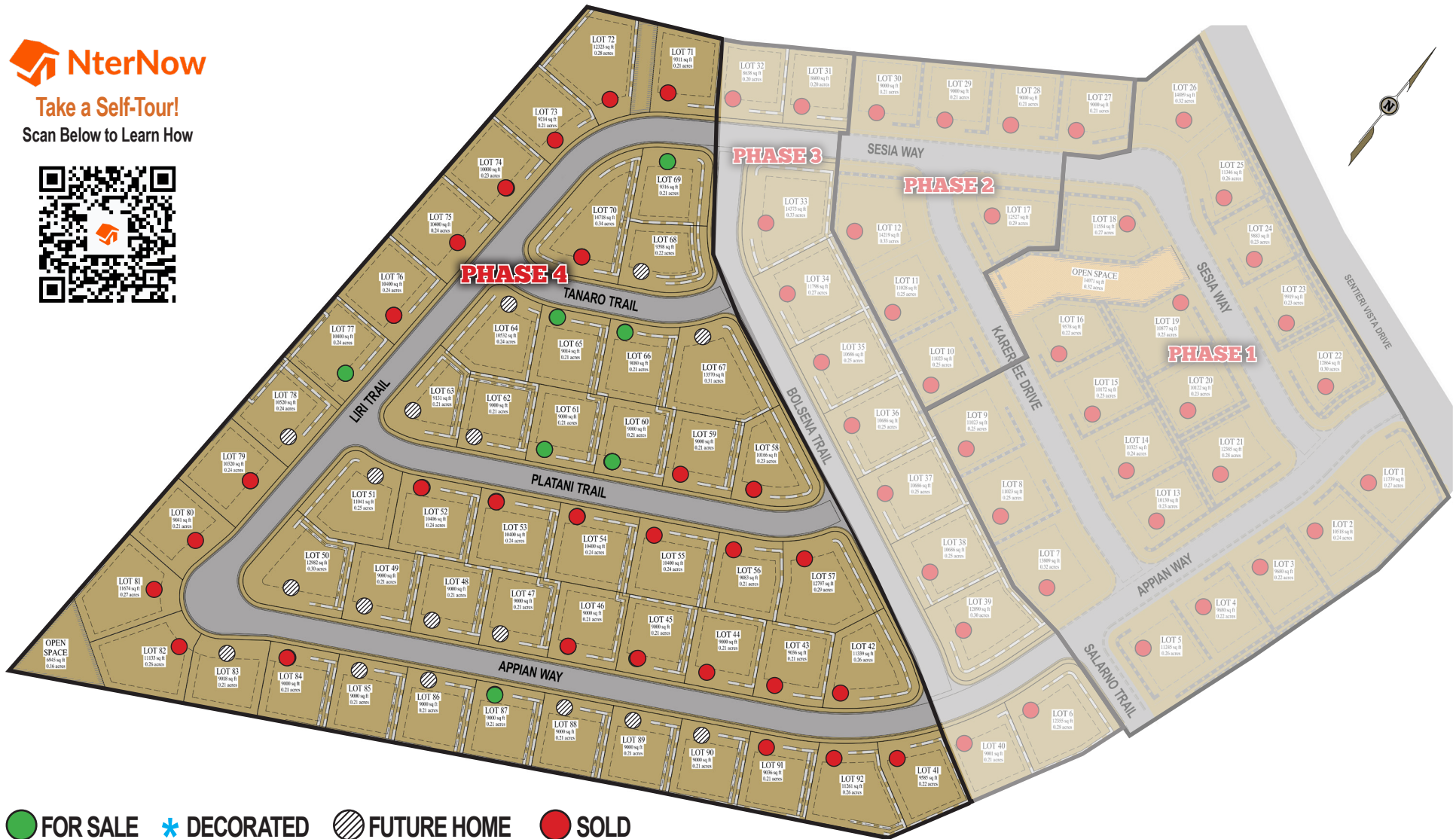




# PLAT MAP



Take a Self-Tour!  
Scan Below to Learn How



\*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)



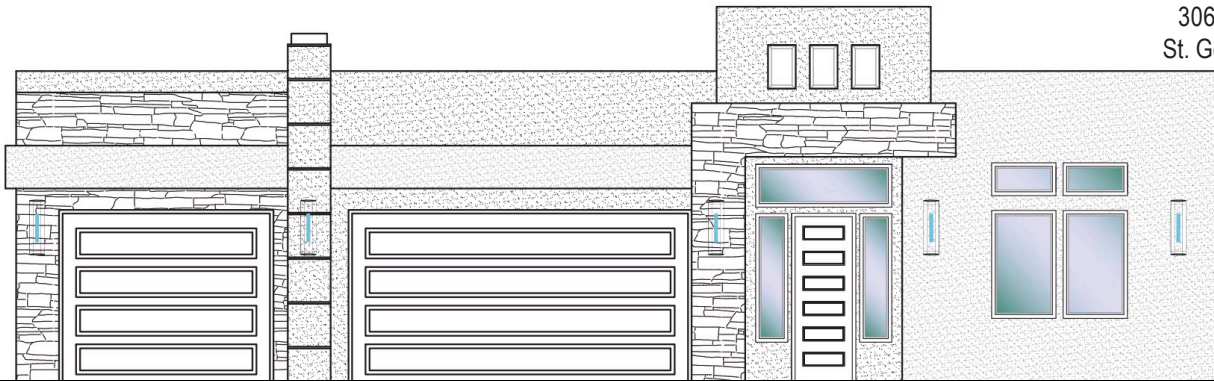




**#60 - FOR SALE\***  
3 Bed | 2 Bath | 3 Car Garage

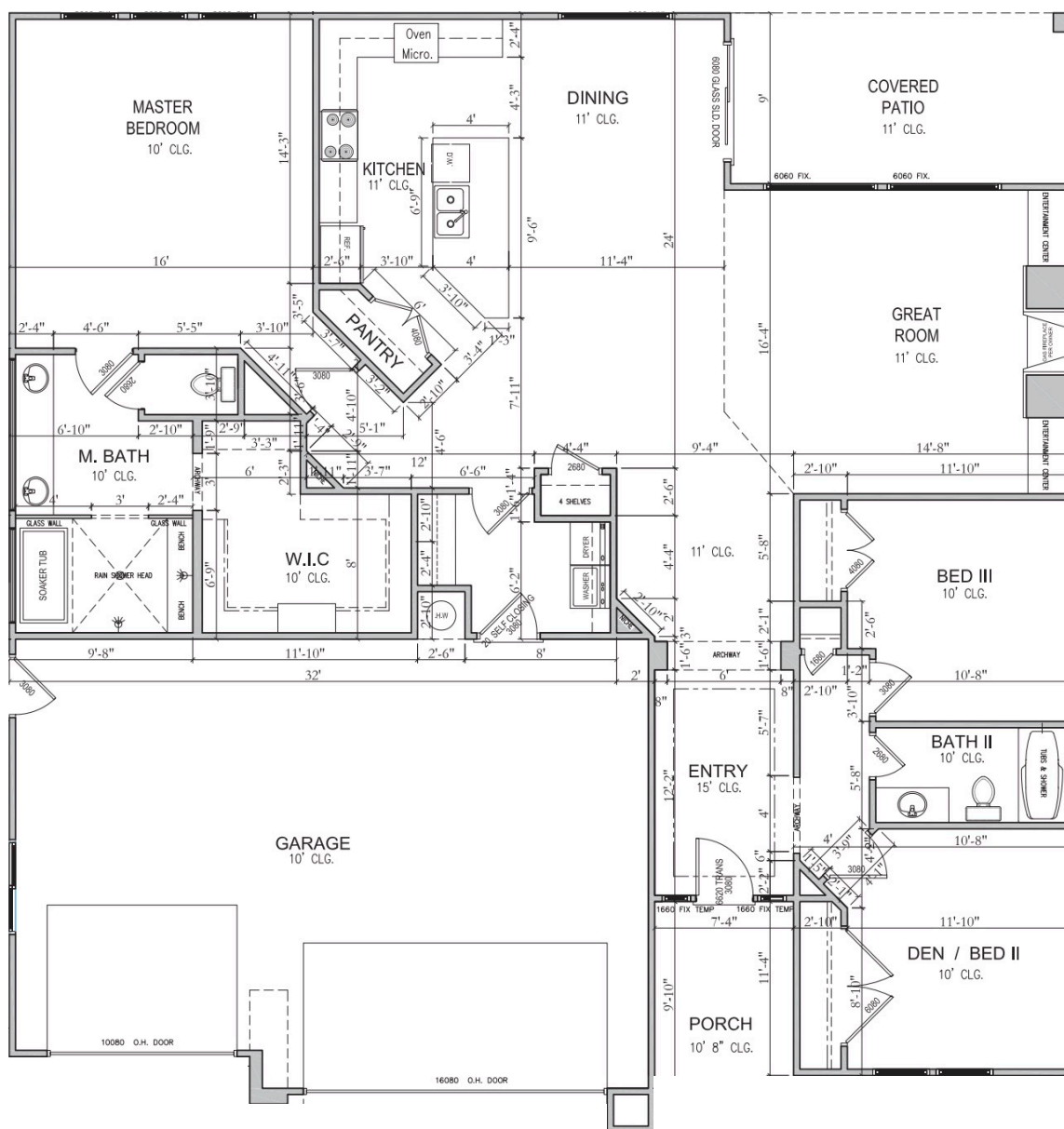
**S&S Homes**  
www.sshomes.info

3066 W Platani Way  
St. George, UT 84770



56'x59'

2123 ft.<sup>2</sup>



\*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)



MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS

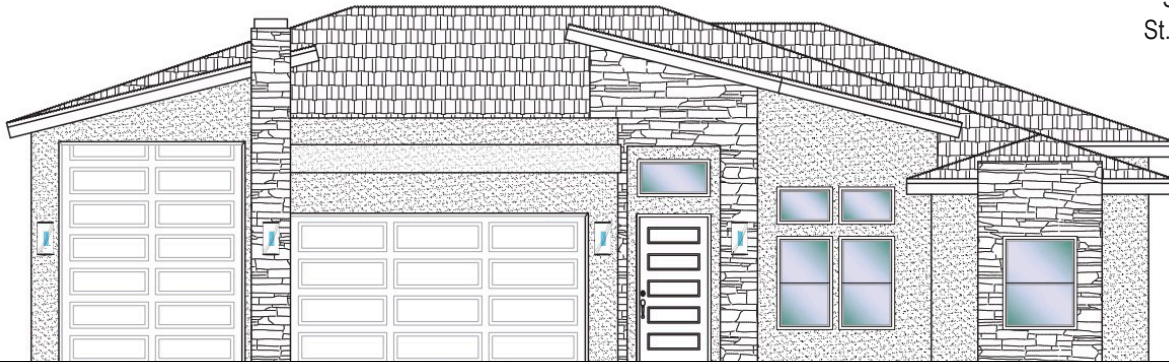




**#61 - FOR SALE\***  
3 Bed | 2.5 Bath | 3-Car RV Garage

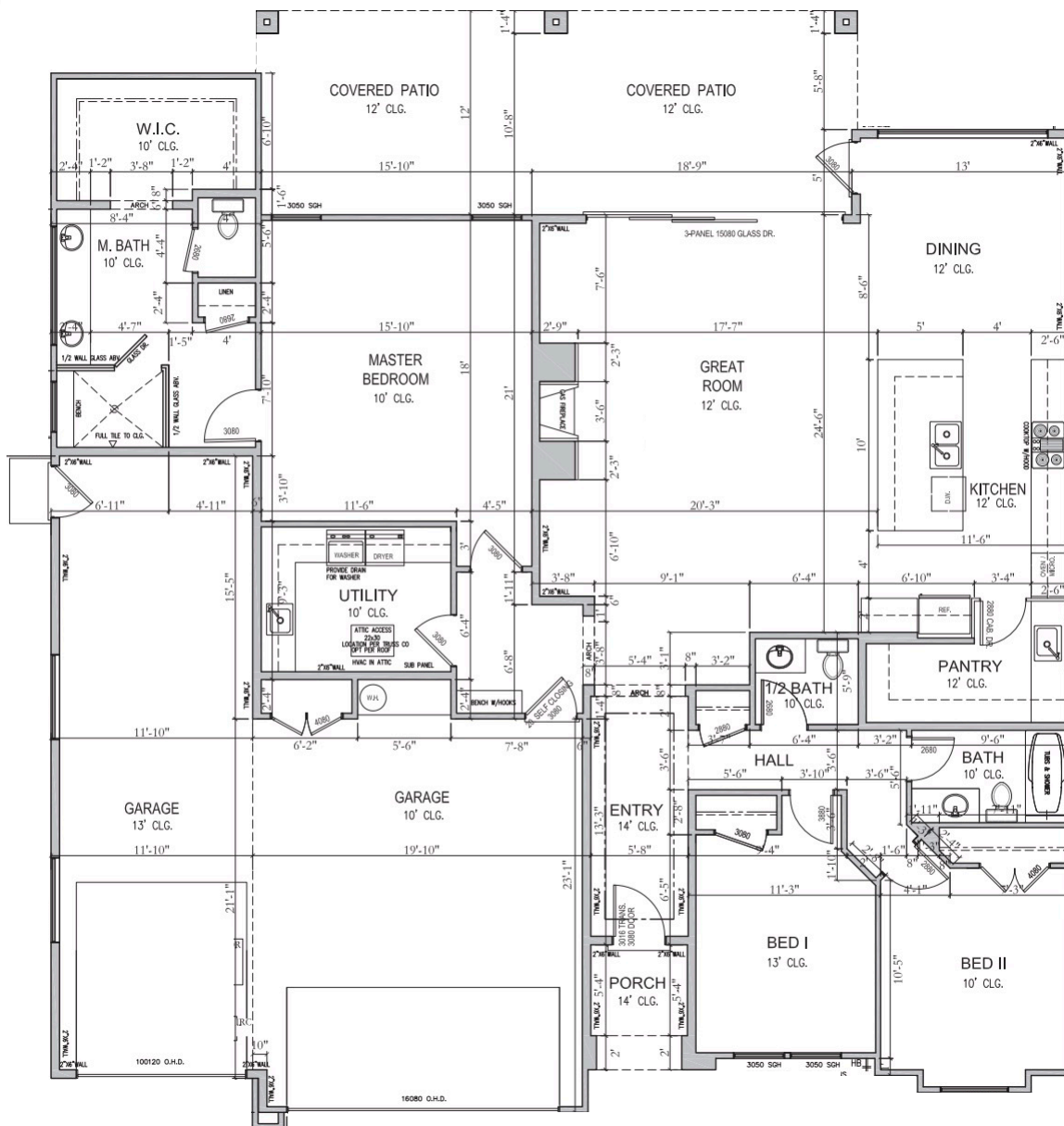
**S&S Homes**  
www.sshomes.info

3078 W Platani Trail  
St. George, UT 84770



61'x66'

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



\*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)



MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS







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

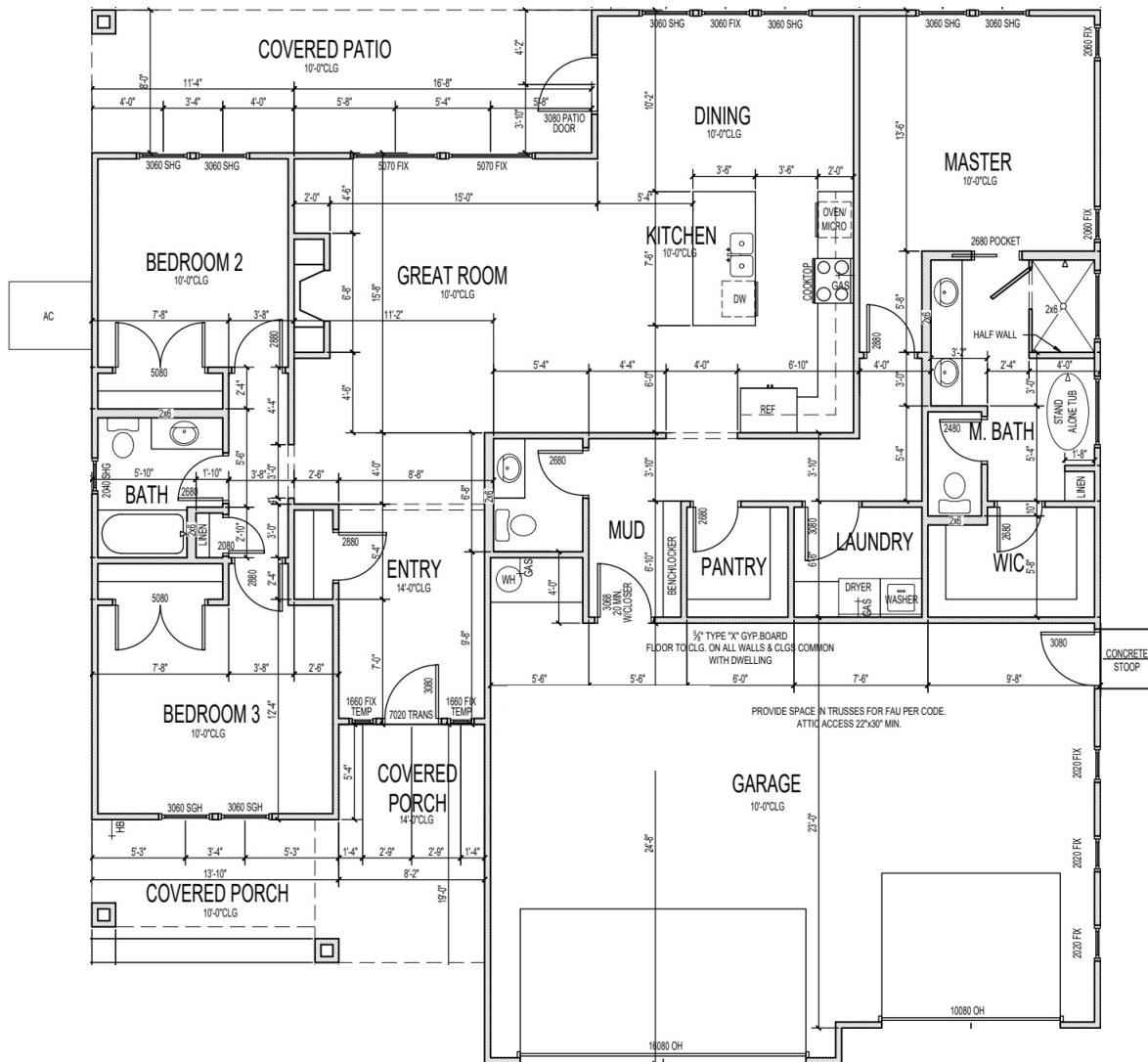
**S&S Homes**  
www.sshomes.info

3099 W Tanaro Trail, St. George, UT 84770



**56.5'x59'**

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



\*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)



MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS





**#66 - FOR SALE\***  
3 Bed + Den | 2.5 Bath | 2 Car Garage

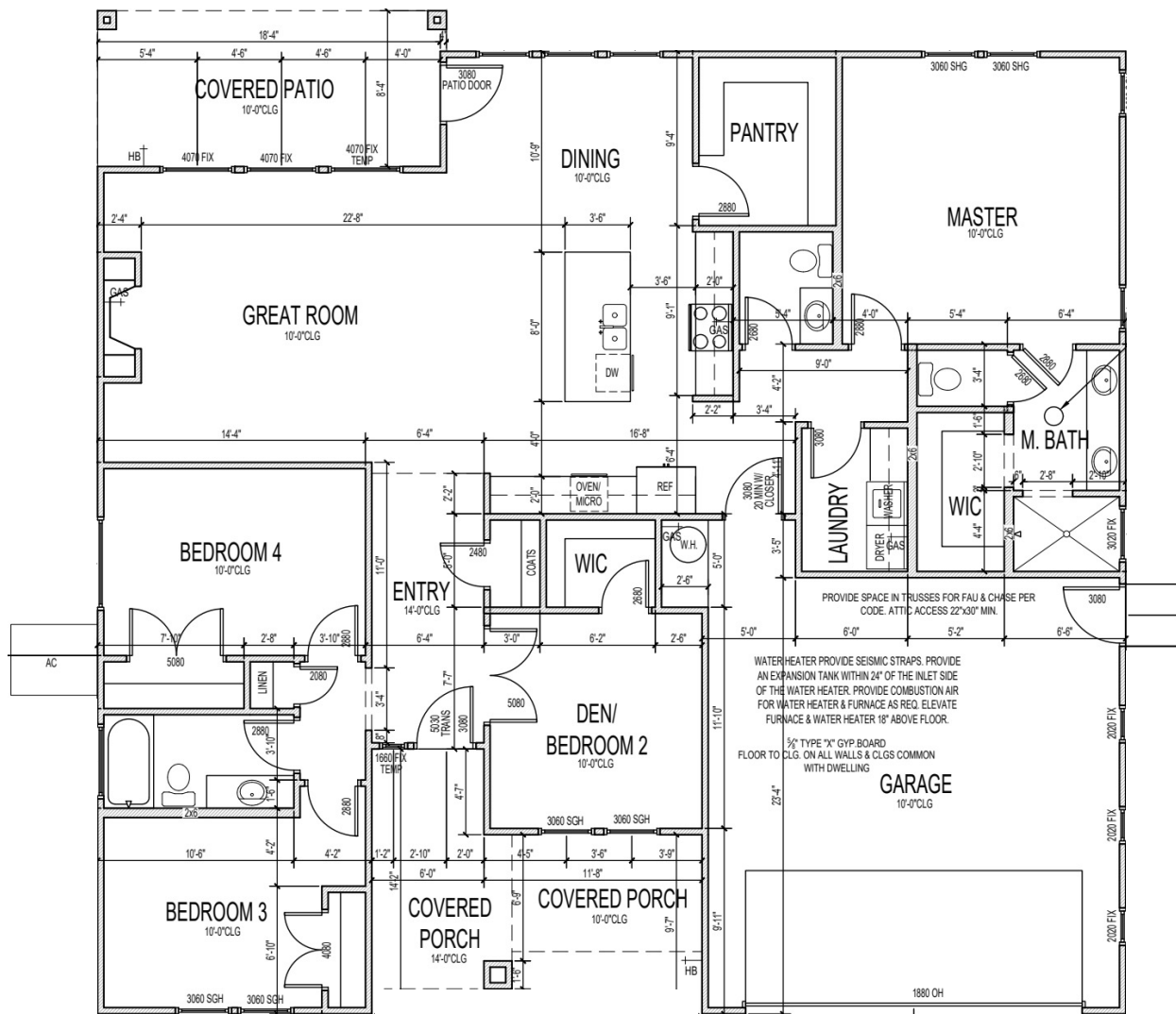
**S&S Homes**  
www.sshomes.info

3089 W Tanaro Trail, St. George, UT 84770



**55'x53'8"**

**1,974 ft.<sup>2</sup>**



\*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)



**MLS**



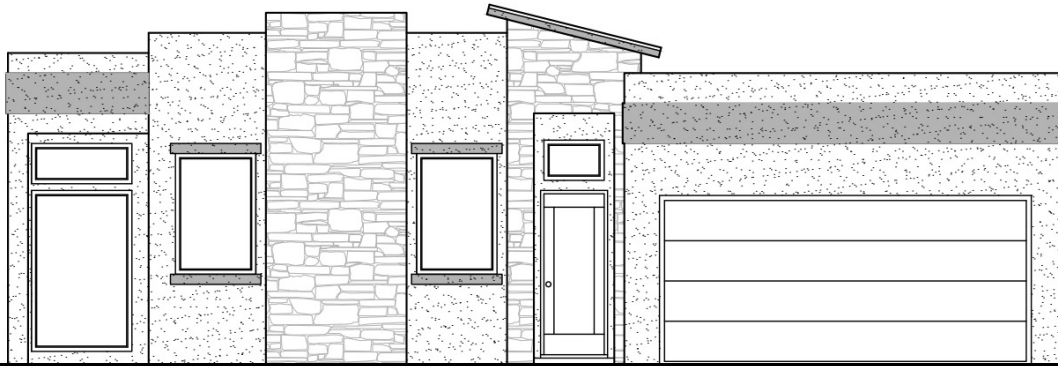
**S&S Realty**  
SOLUTIONS





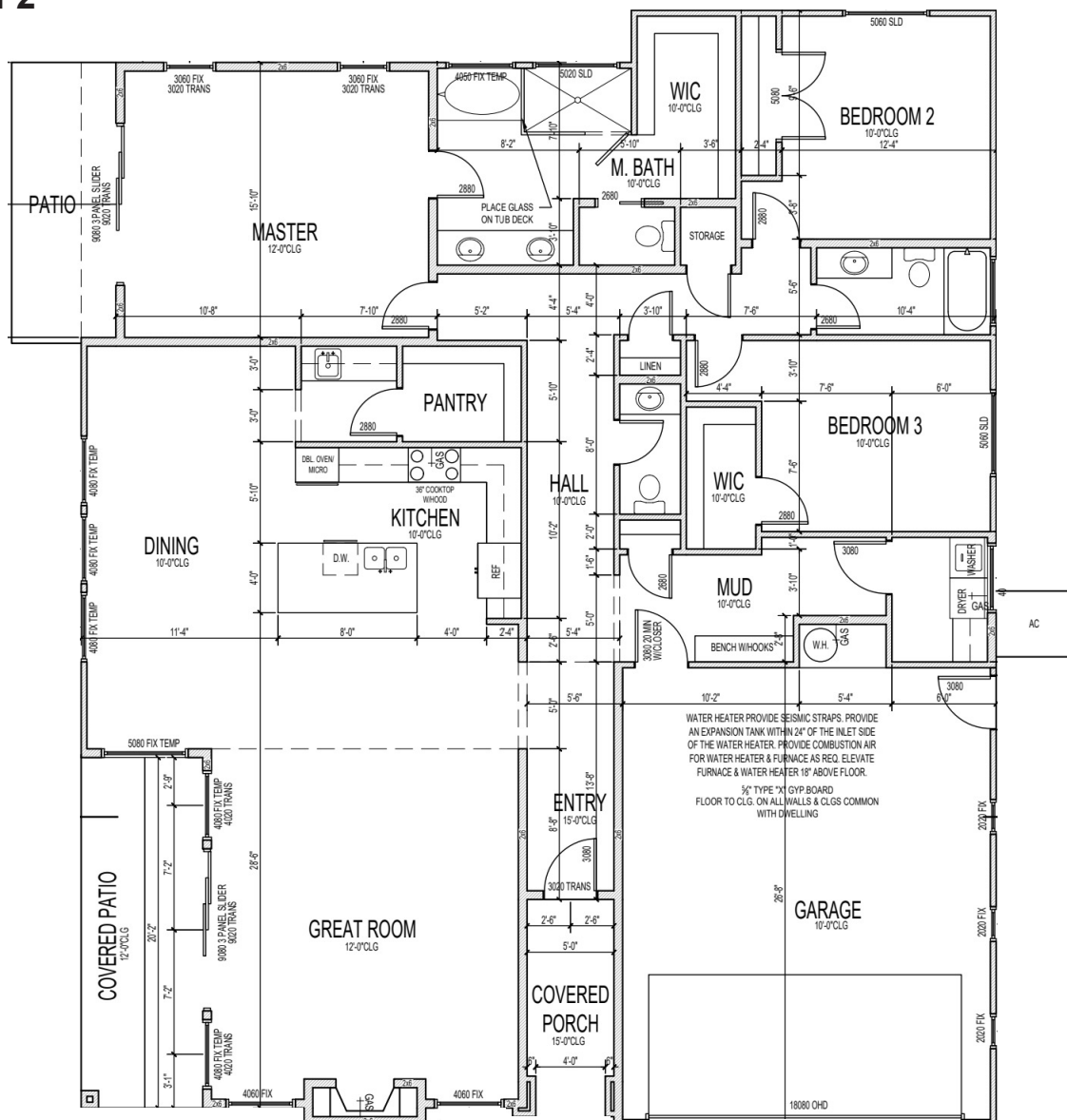
**S&S Homes**  
www.sshomes.info

399 S Liri Trail  
St. George, UT 84770



**52'8"x61'2"**

**2,443 ft.<sup>2</sup>**



\*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.](#)







**#77 - FOR SALE\***

**3 Bed + Den | 2.5 Bath | 3 Car Boat Garage**

**S&S Homes**

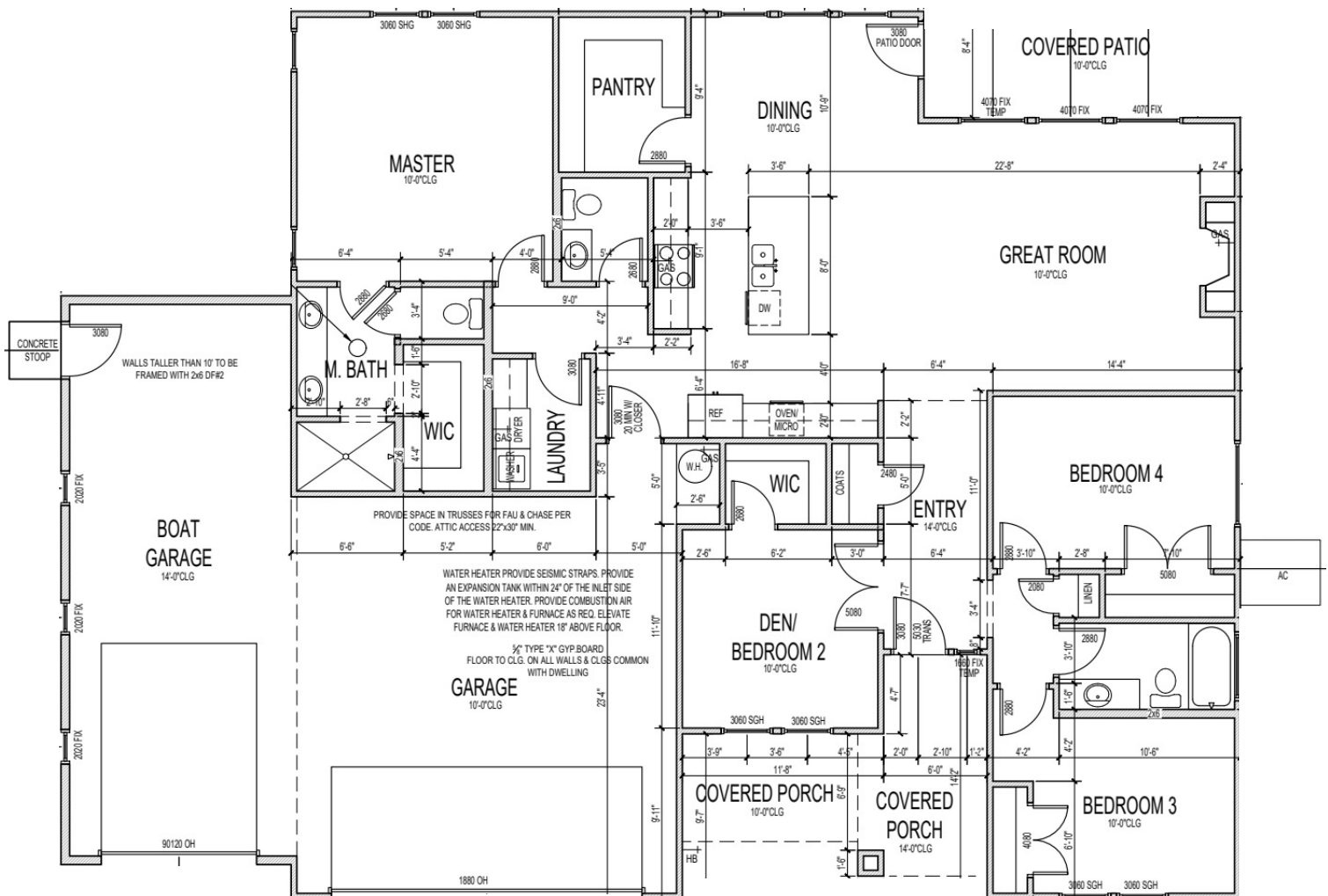
[www.sshomes.info](http://www.sshomes.info)

470 S Liri Trail, St. George, UT 84770



**68'x54'**

**1,974 ft.<sup>2</sup>**



\*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)



MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS







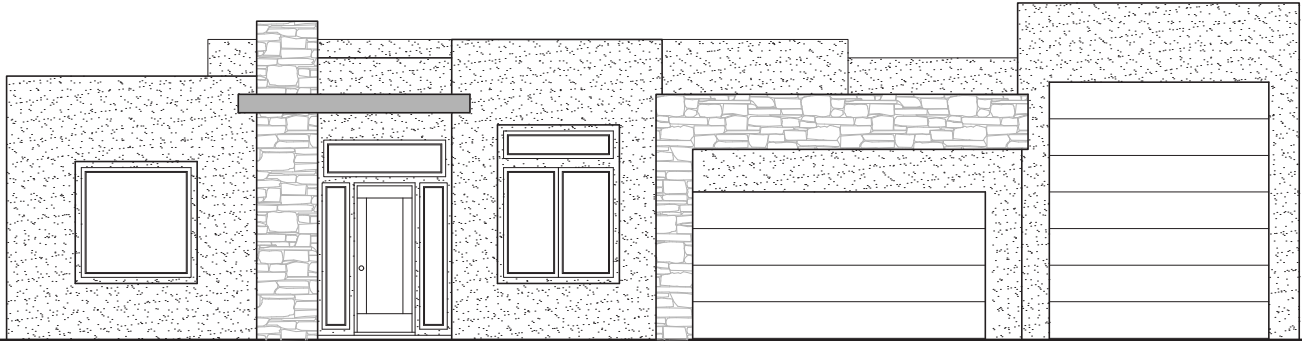
**#87 - FOR SALE\***

**3 Bed + Casita | 4.5 Bath | 3-Car Boat Garage**

**S&S Homes**

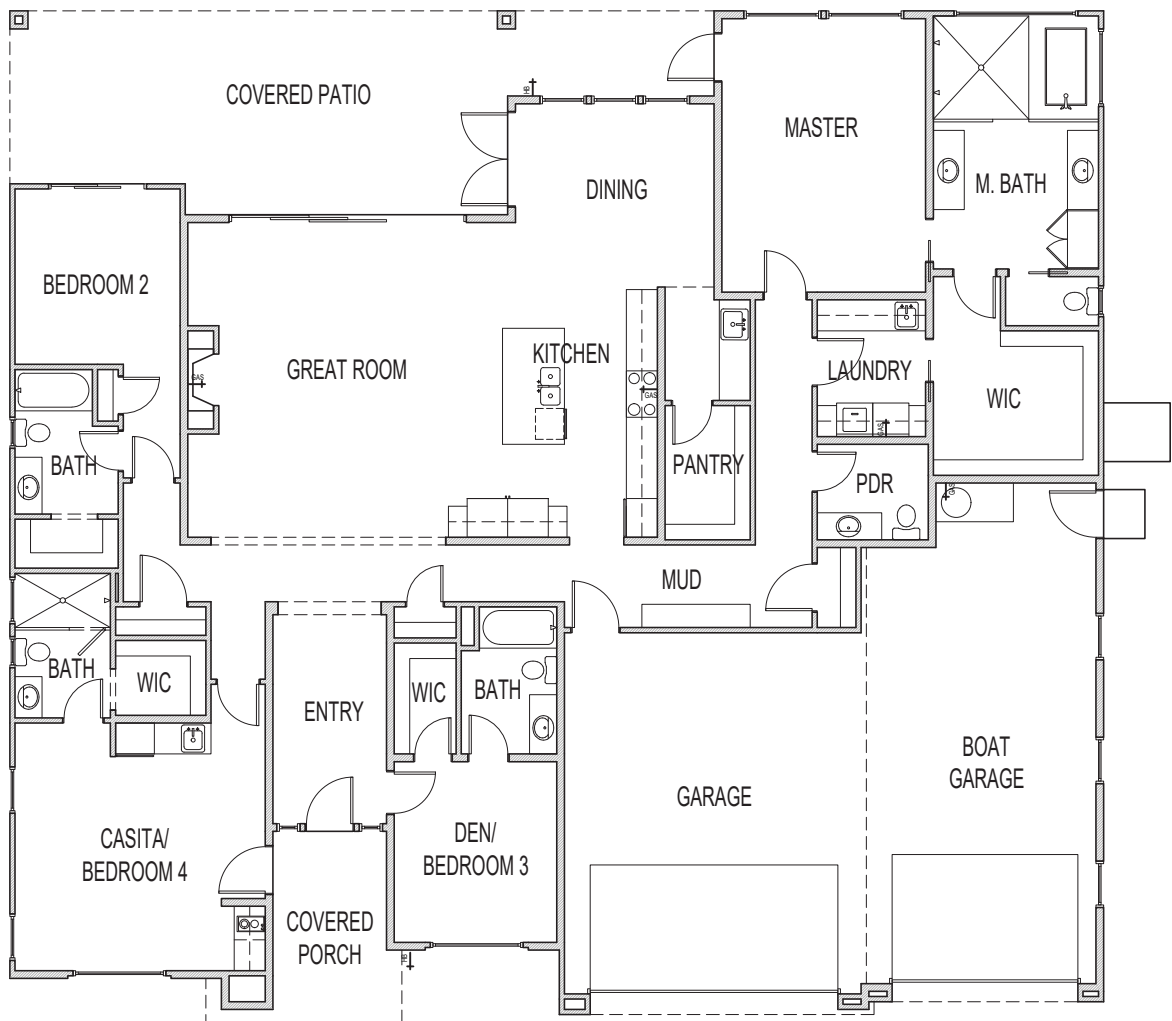
[www.sshomes.info](http://www.sshomes.info)

499 S Appian Way, St. George, UT 84770



**70'8"x64'10"**

**2,942 ft.<sup>2</sup>**



\*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)**



**MLS**



**S&S Realty**  
SOLUTIONS





## 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  |

\*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)**





## UTILITY & COMMUNITY SERVICES



### ELECTRIC

**St. George City** (435) 627-4700  
175 E 200 N  
St. George, UT 84770  
[www.sgcity.org](http://www.sgcity.org)

### SEWER / WATER

**St. George City** (435) 627-4700  
175 E 200 N  
St. George, UT 84770  
[www.sgcity.org](http://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](http://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](http://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](http://www.thespectrum.com)

**St. George News** (435) 628-1000  
3143 S 840 E, #100  
St. George, UT 84790  
[www.stgeorgeutah.com](http://www.stgeorgeutah.com)

### DMV

**Driver's License Division** (801) 965-4437  
102 5300 W  
Hurricane, UT 84737  
[www.dld.utah.gov/offices/dixie](http://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](http://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