10/06/2026

CASCATA

NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates*

S&S Homes
www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
47	2467	1	4	3.5	3-Boat	Feb.'27*	CALL FOR PRICE*
60	**2123**	**1**	**3**	**2**	**3-Car**	**Move-in-Ready***	**CONTRACT**
61	**2286**	**1**	**3**	**2.5**	**3-RV**	**MIR (Staged)***	**CONTRACT**
65	**1897**	**1**	**3**	**2.5**	**3-Car**	**Nov.'26***	**$751,000***
66	**1974**	**1**	**3+Den**	**2.5**	**2-Car**	**Dec.'26***	**$743,000***
67	3253	1	3+Den+Pool	3.5	3-Boat	Jan.'27*	**CONTRACT**
69	**2443**	**1**	**3**	**2.5**	**2-Car**	**Nov.'26***	**$815,000***
87	**2942**	**1**	**3+Casita**	**4.5**	**3-Boat**	**Nov.'26***	**$992,000***

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

REALTOR MULTIPLE LISTING SERVICE MLS EQUAL HOUSING OPPORTUNITY S&S Realty SOLUTIONS

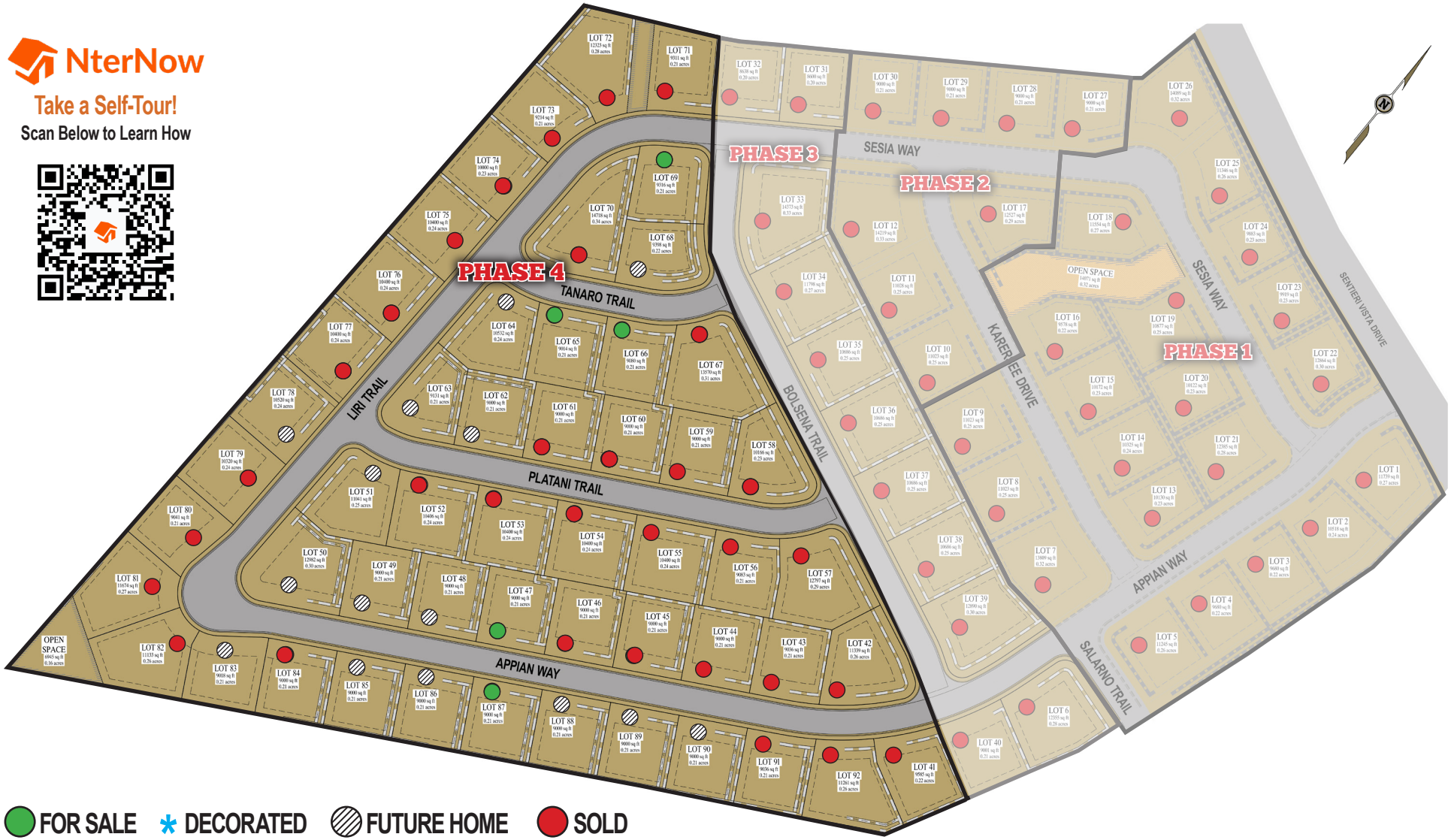
CASCATA

DIVARIO
Master Planned Community

PLAT MAP

S&S Homes
www.sshomes.info

NterNow
Take a Self-Tour!
Scan Below to Learn How



FOR SALE * DECORATED FUTURE HOME SOLD

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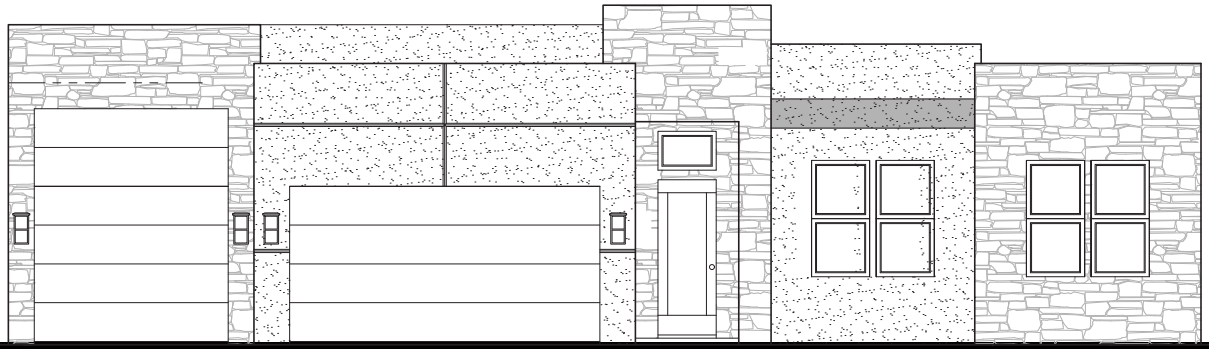
CASCATA

#47 - FOR SALE*

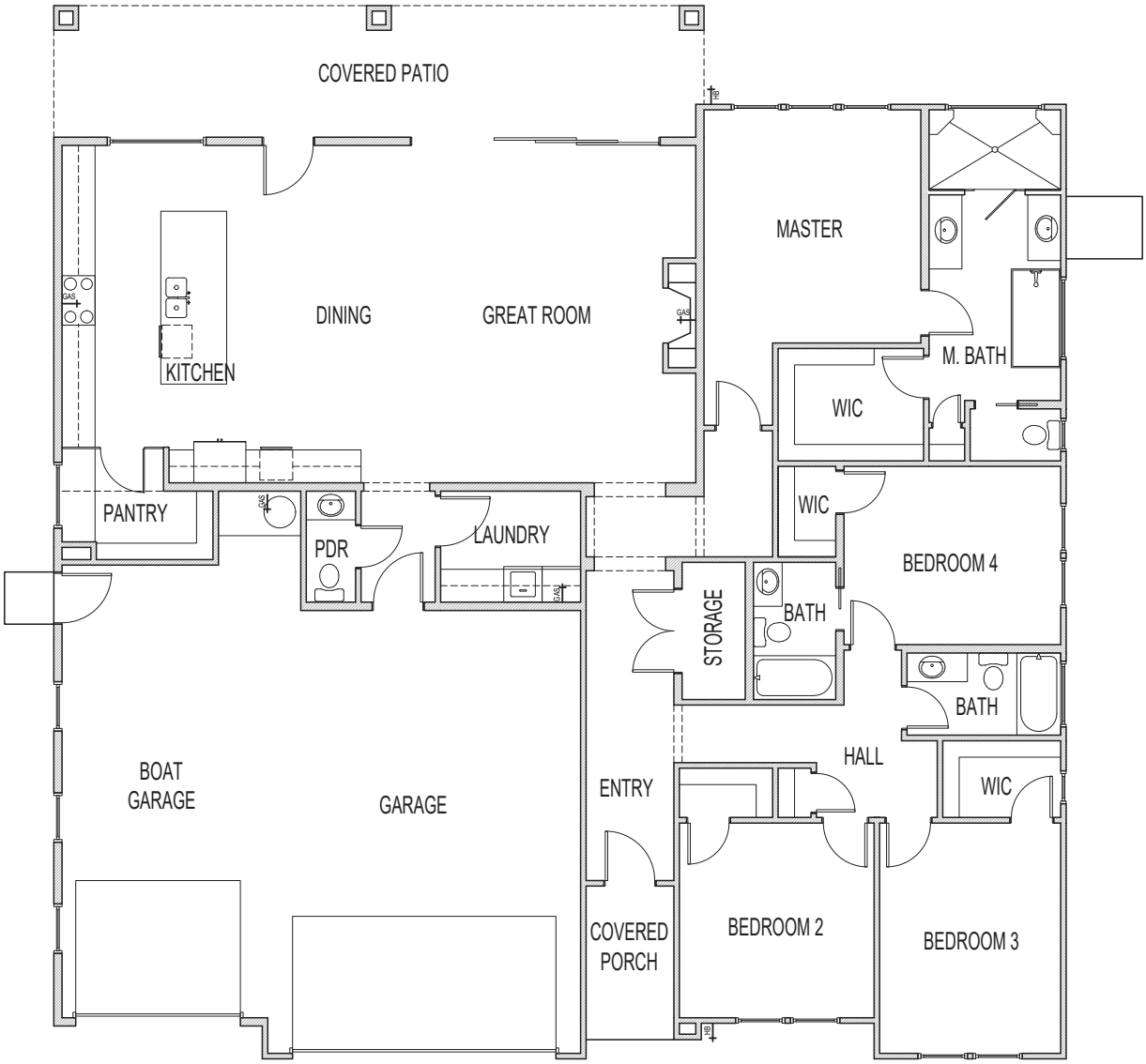
4 Bed | 3.5 Bath | 3-Car Boat Garage

S&S Homes
www.sshomes.info

504 S Appian Way, St. George, UT 84770



61'6"x64' **2,467 ft.²**



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CASCATA

#65 - FOR SALE*

3 Bed | 2.5 Bath | 3 Car Garage

S&S Homes
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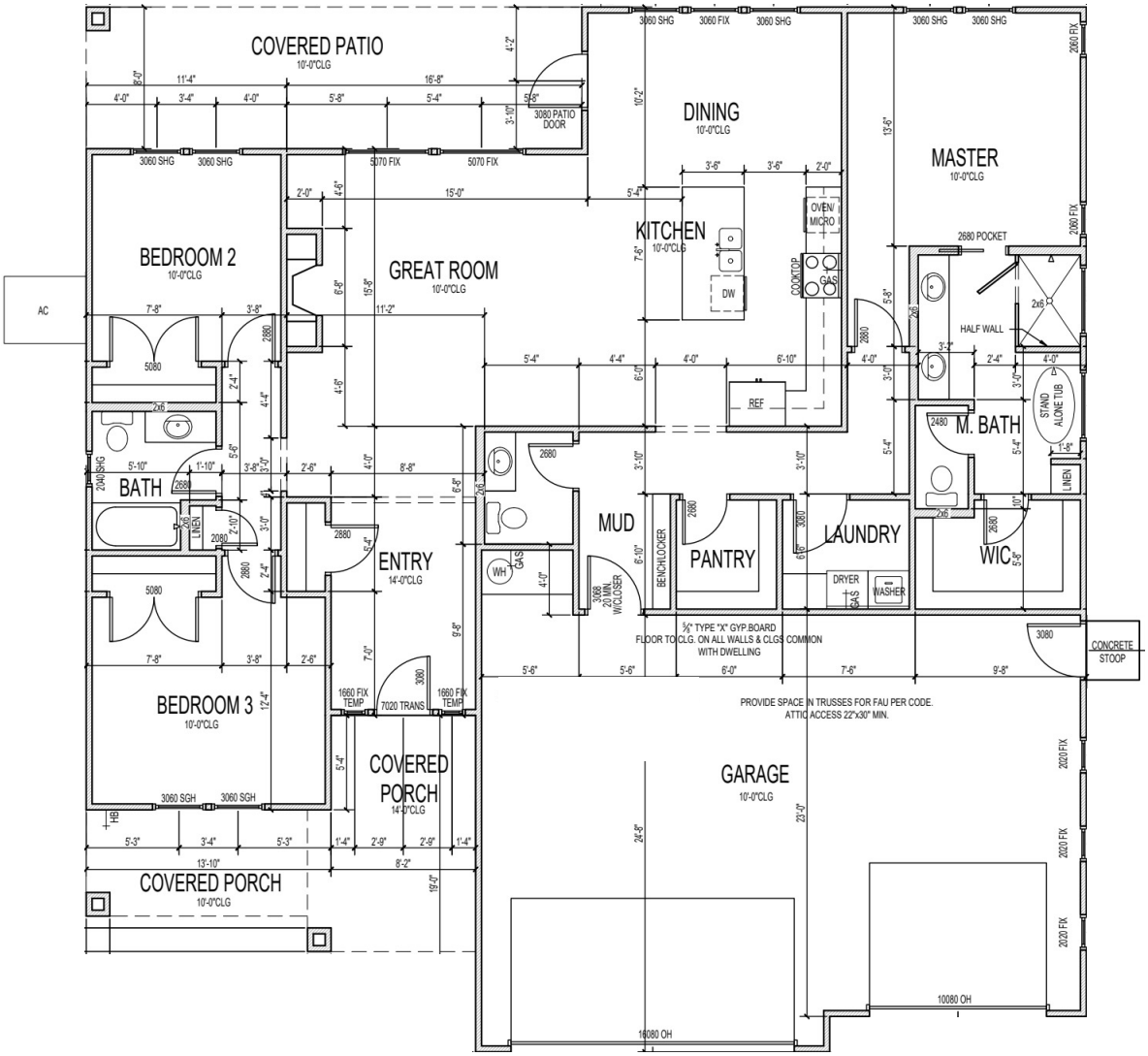
3099 W Tanaro Trail, St. George, UT 84770

56.5'x59' **1,897 ft.^{2}**



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#66 - FOR SALE*

3 Bed + Den | 2.5 Bath | 2 Car Garage

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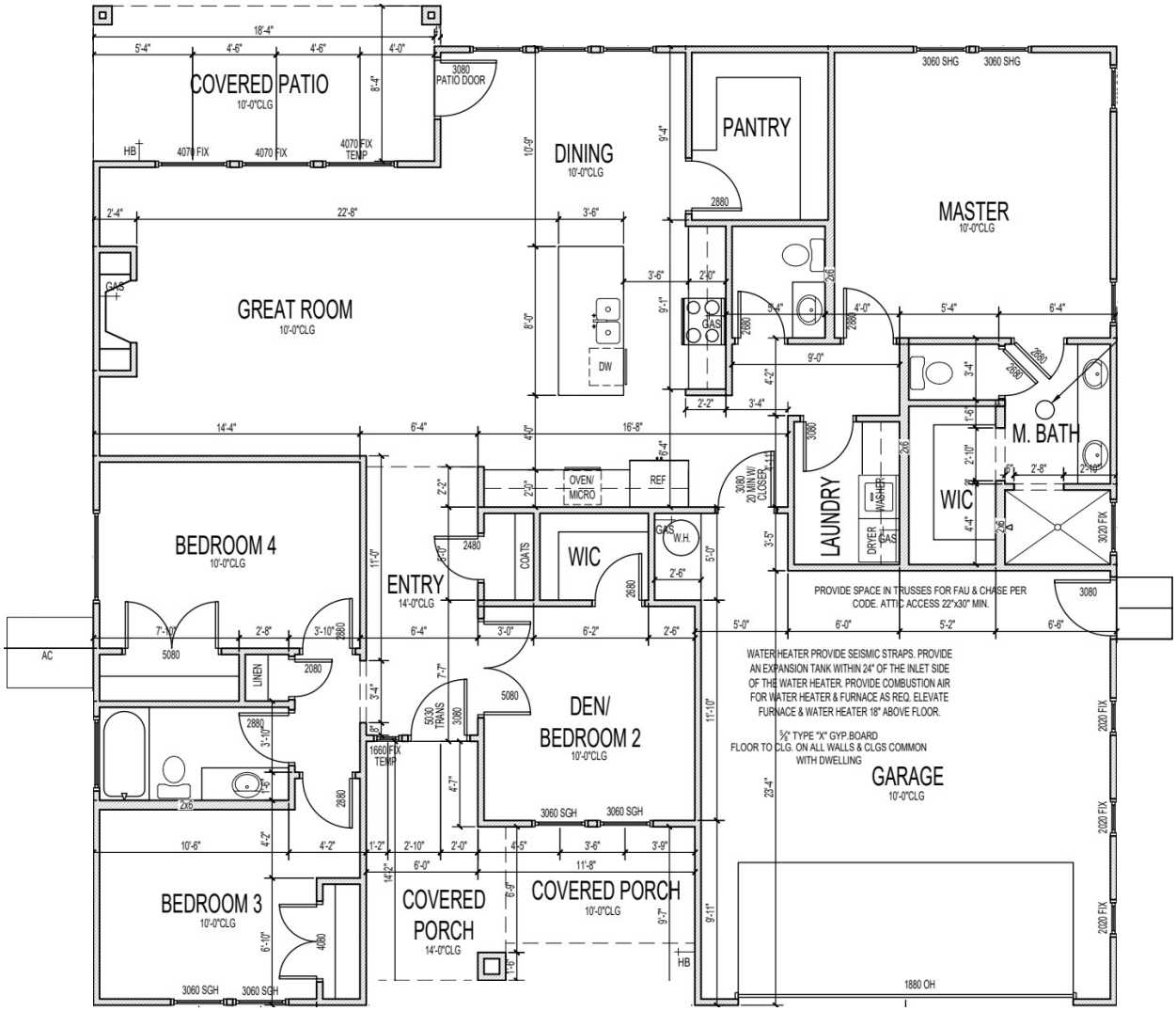
3089 W Tanaro Trail, St. George, UT 84770

55’x53’8” **1,974 ft.²**



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CASCATA

#69 - FOR SALE*

3 Bed | 2.5 Bath | 2-Car Garage

S&S Homes
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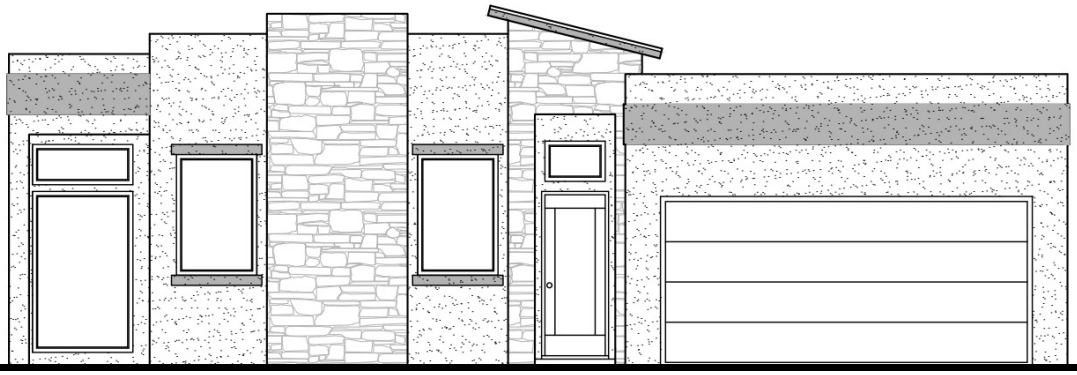
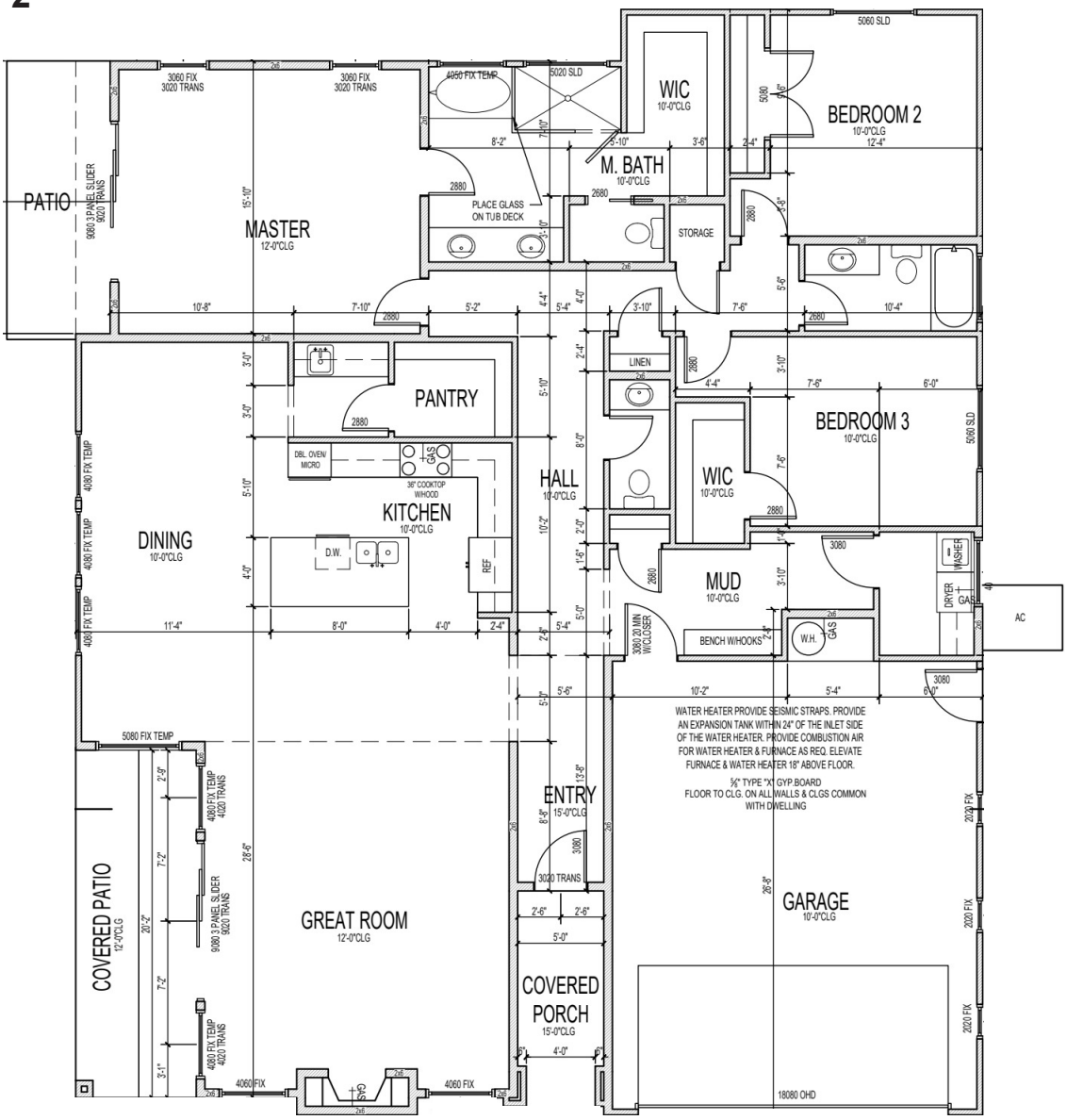
399 S Liri Trail
St. George, UT 84770



52’8”x61’2” **2,443 ft.²**



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CASCATA

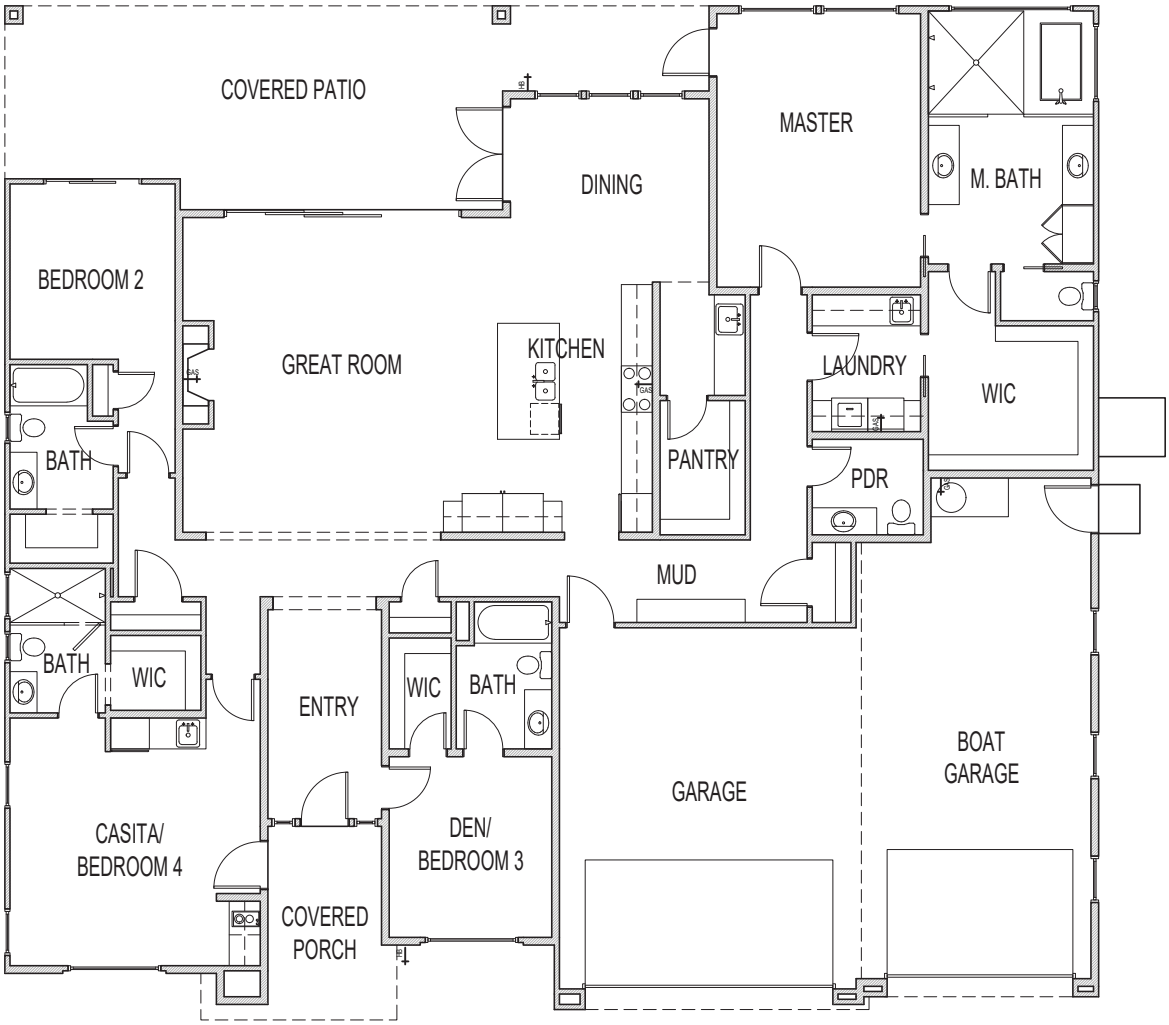
#87 - FOR SALE*

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

S&S Homes
www.sshomes.info

499 S Appian Way, St. George, UT 84770

70’8”x64’10” **2,942 ft.²**



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HOA MONTHLY DUES

S&S Homes
www.sshomes.info

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

TERRAWEST
MANAGEMENT SERVICES

DIVARIO
Master Planned Community

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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S&S Homes
HOMES FOR LIFE

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 **(435) 673-3553**
121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

ELEMENTARY SCHOOL

Arrowhead Elementary **(435) 674-2027**
545 Arrowhead Trail
Santa Clara, UT 84765
www.aes.washk12.org

INTERMEDIATE SCHOOL

Tonaquint Intermediate **(435) 688-2238**
1210 W Curly Hollow Drive
St. George, UT 84770
www.tis.washk12.org

MIDDLE SCHOOL

Dixie Middle **(435) 628-0441**
929 W 100 E
St. George, UT 84770
www.dms.washk12.org

HIGH SCHOOL

Dixie High **(435) 673-4682**
350 E 700 S
St. George, UT 84770
www.dixiehigh.org