



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*
40	2696	1	3+Casita	3.5	3-RV	MIR* (Staged)	\$925,900*
45	2696	1	3+Casita	3.5	3-RV	Jun.'25*	CALL FOR PRICE*
54	2776	1	4	3.5	3-RV	Jun.'25*	CALL FOR PRICE*
56	2424	1	3+Den	2	3 Car	Move-In-Ready*	\$798,900*
73	2286	1	3	2.5	3-RV	Move-In-Ready*	\$846,900*
75	3092	1	3+Den	3.5	3-RV	Feb.'25*	CONTRACT
80	2424	1	4	2.5	3 Car	Mar.'25*	\$857,900*
81	3926	1	3 Suite+Full Casita	5.5	3-Boat+Pool	Feb.'25*	\$1,839,900*
82	2958	1	4	4	3-RV	Apr.'25*	CONTRACT
91	2803	1	3	3	3-RV	MIR* (Staged)	\$947,900*
92	2286	1	3	2.5	3-RV	Move-In-Ready*	\$835,900*

TAKE A SELF TOUR OF OUR HOMES WITH NterNow

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)
- Elevated Ceilings (As Included on Plan)

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
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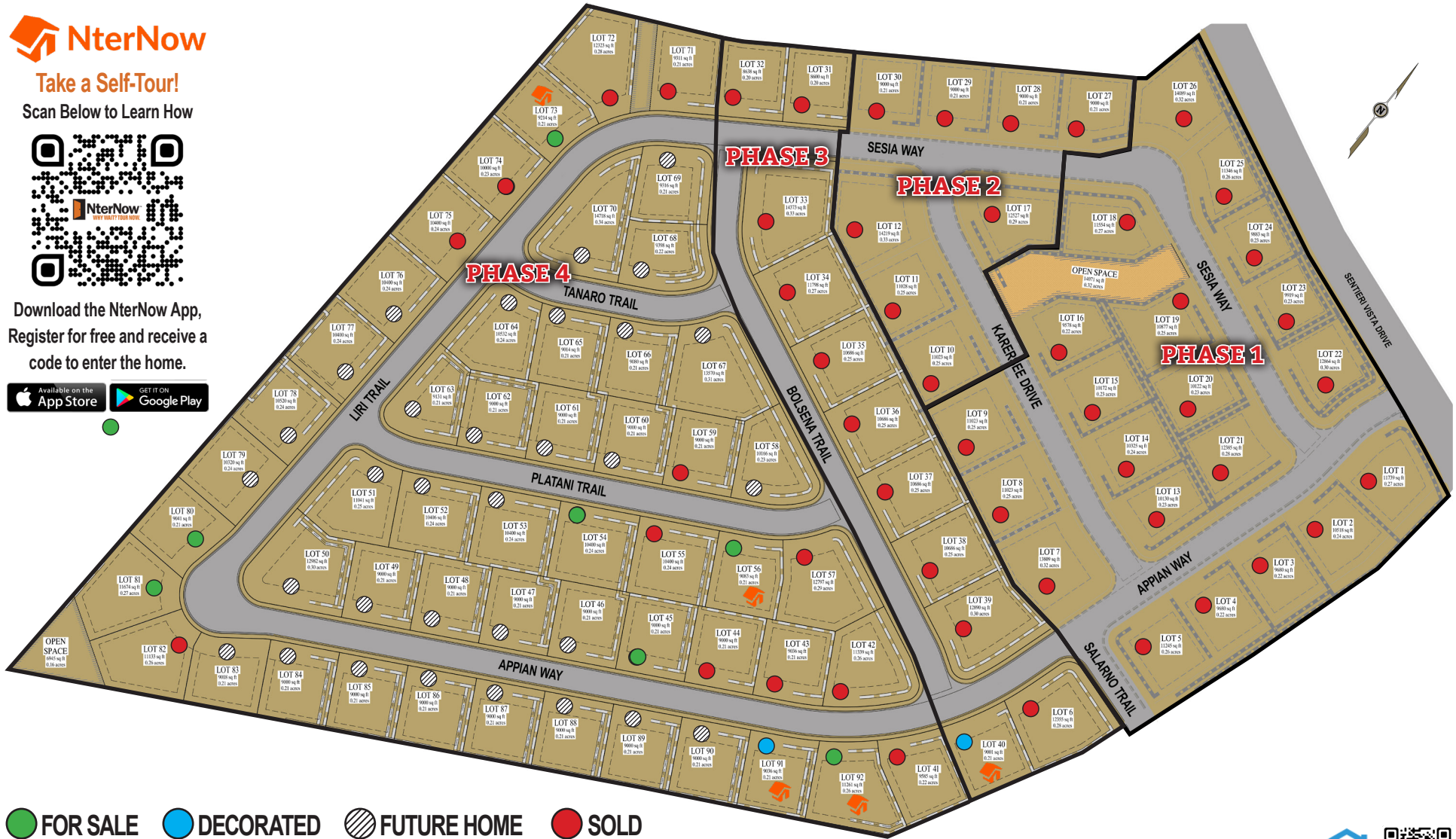


Take a Self-Tour!

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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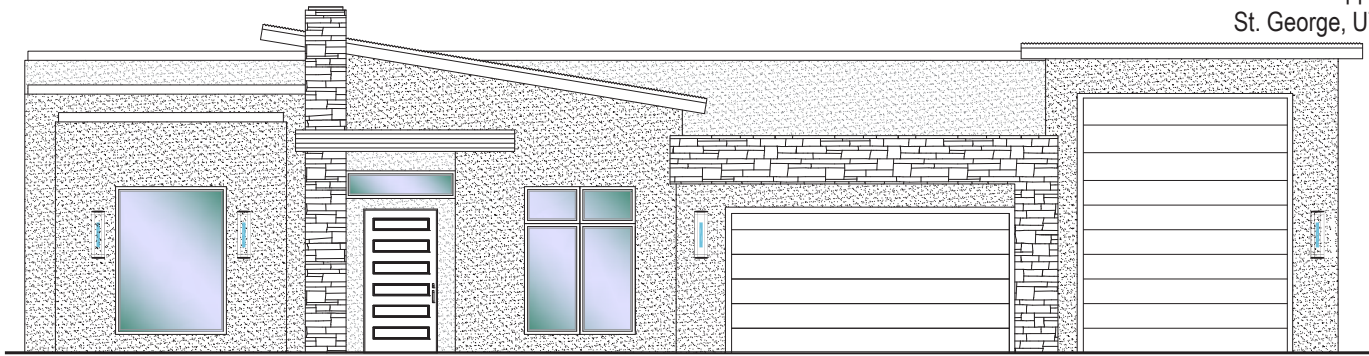


#40 - FOR SALE*
 3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage



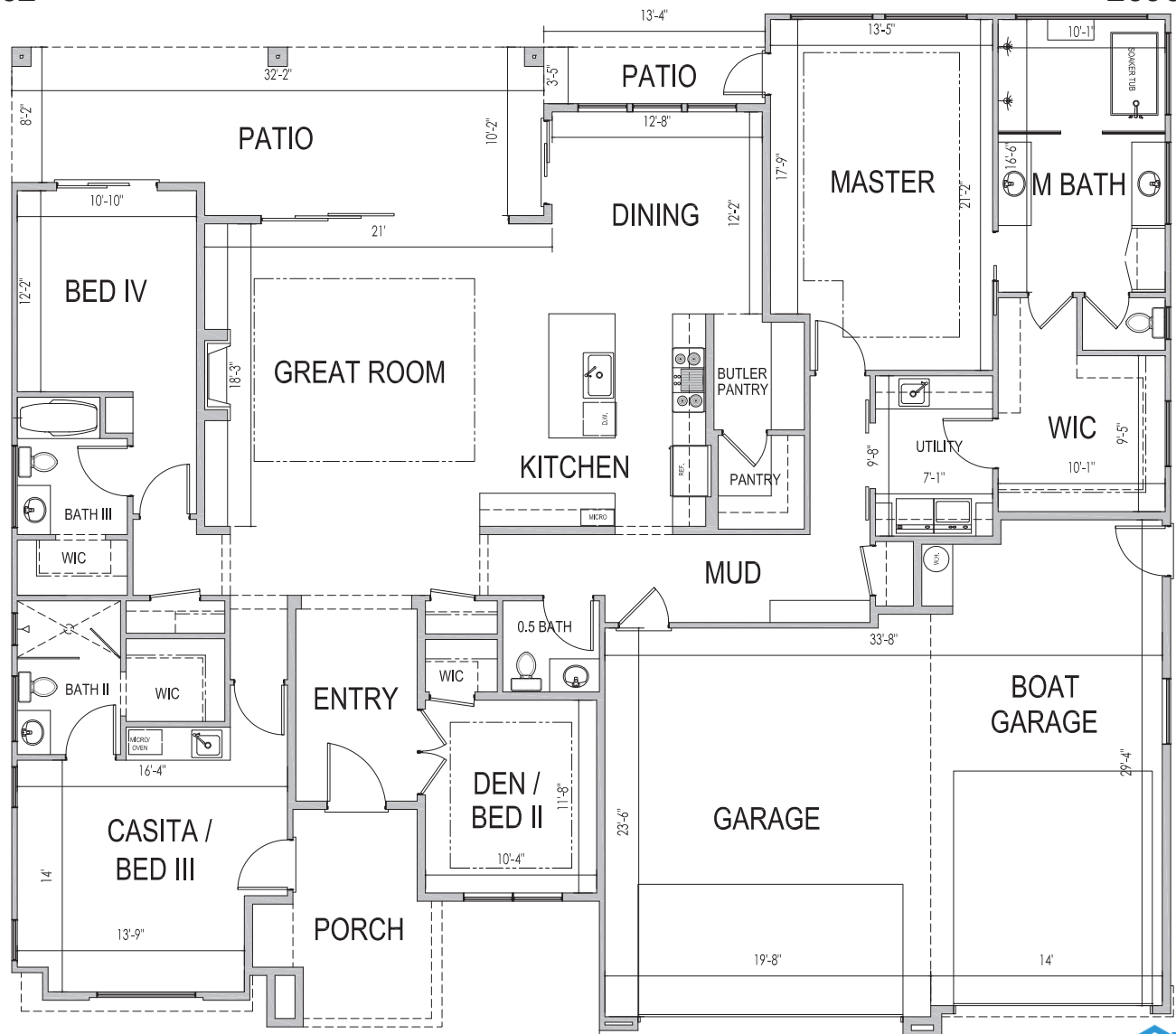
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455 S. Appian Way
 St. George, UT 84770



70'x62'

2696 ft.²



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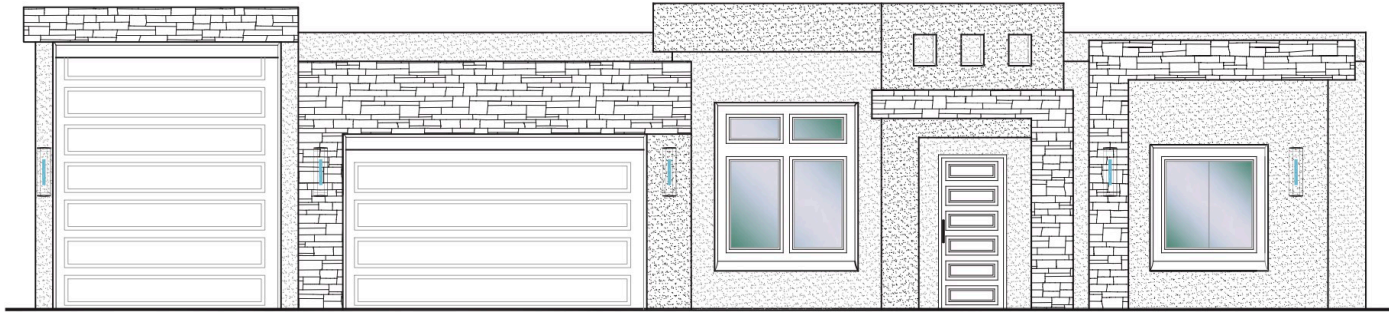




#45 - FOR SALE*
 3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage

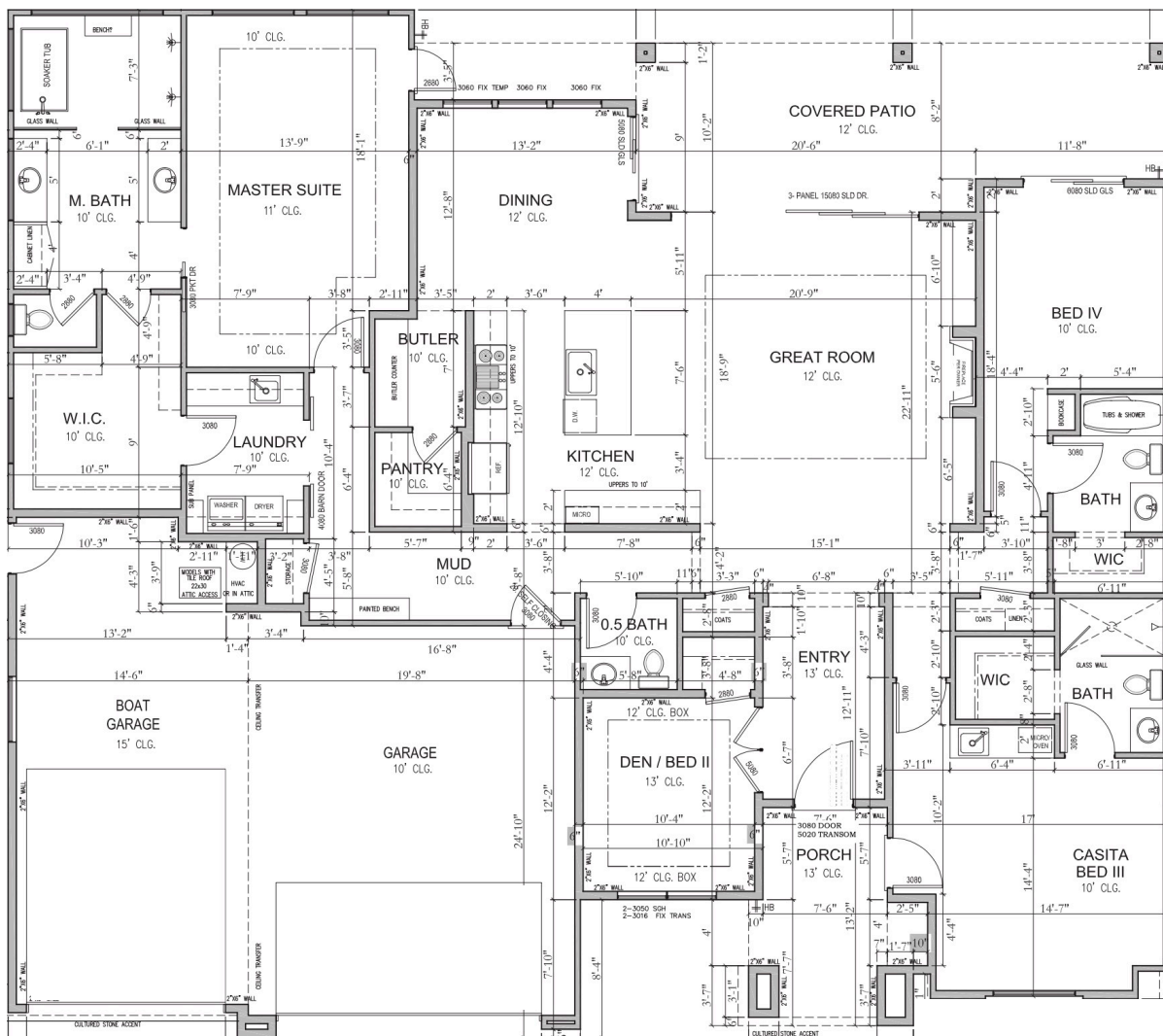
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490 South Appian Way
 St George, UT 84770



70'x62'

2696 ft.²



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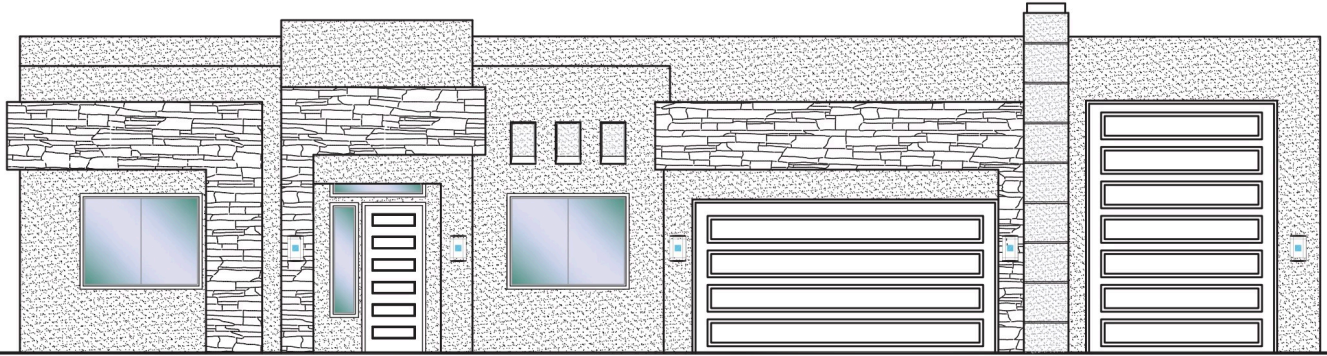
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#54 - FOR SALE*
 4 Bed | 3.5 Bath | 3 Car-RV Garage

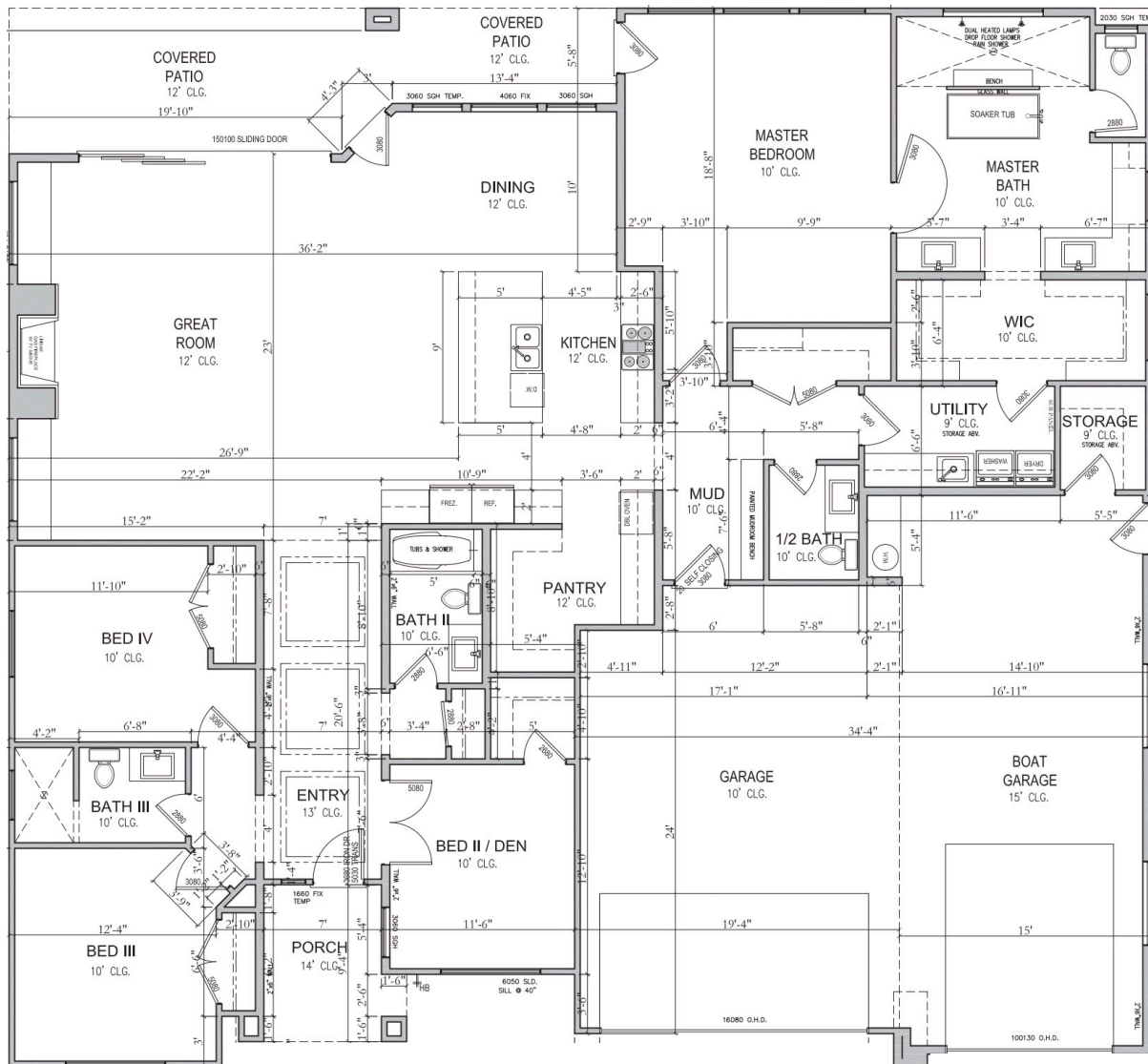
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3069 W. Platani Trail St. George, UT 84770



68'x64'

2776 ft.²



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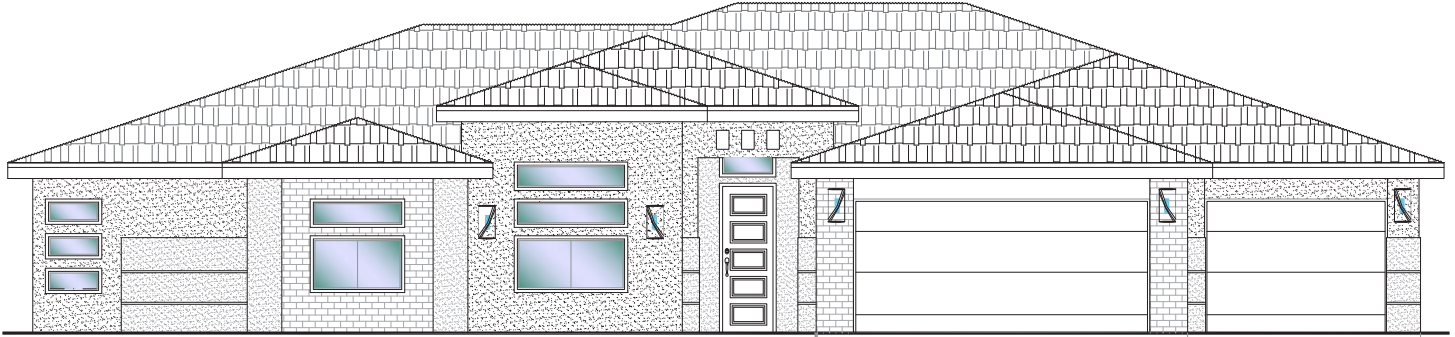
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#56 - FOR SALE*
 3 Bed+Den | 2 Bath | 3 Car Garage

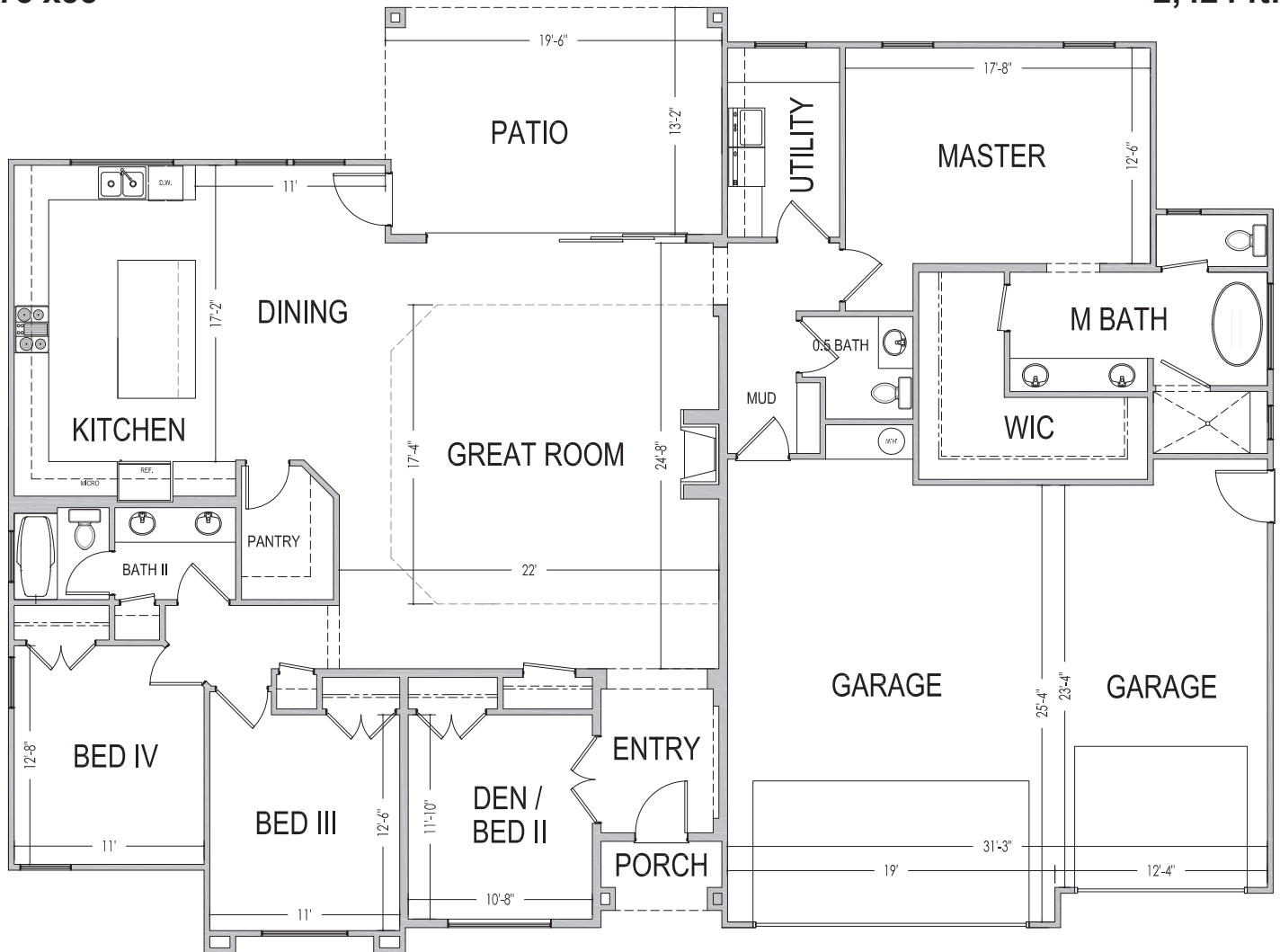
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3045 W. Platani Trail St. George, UT 84770



73'x55'

2,424 ft.²



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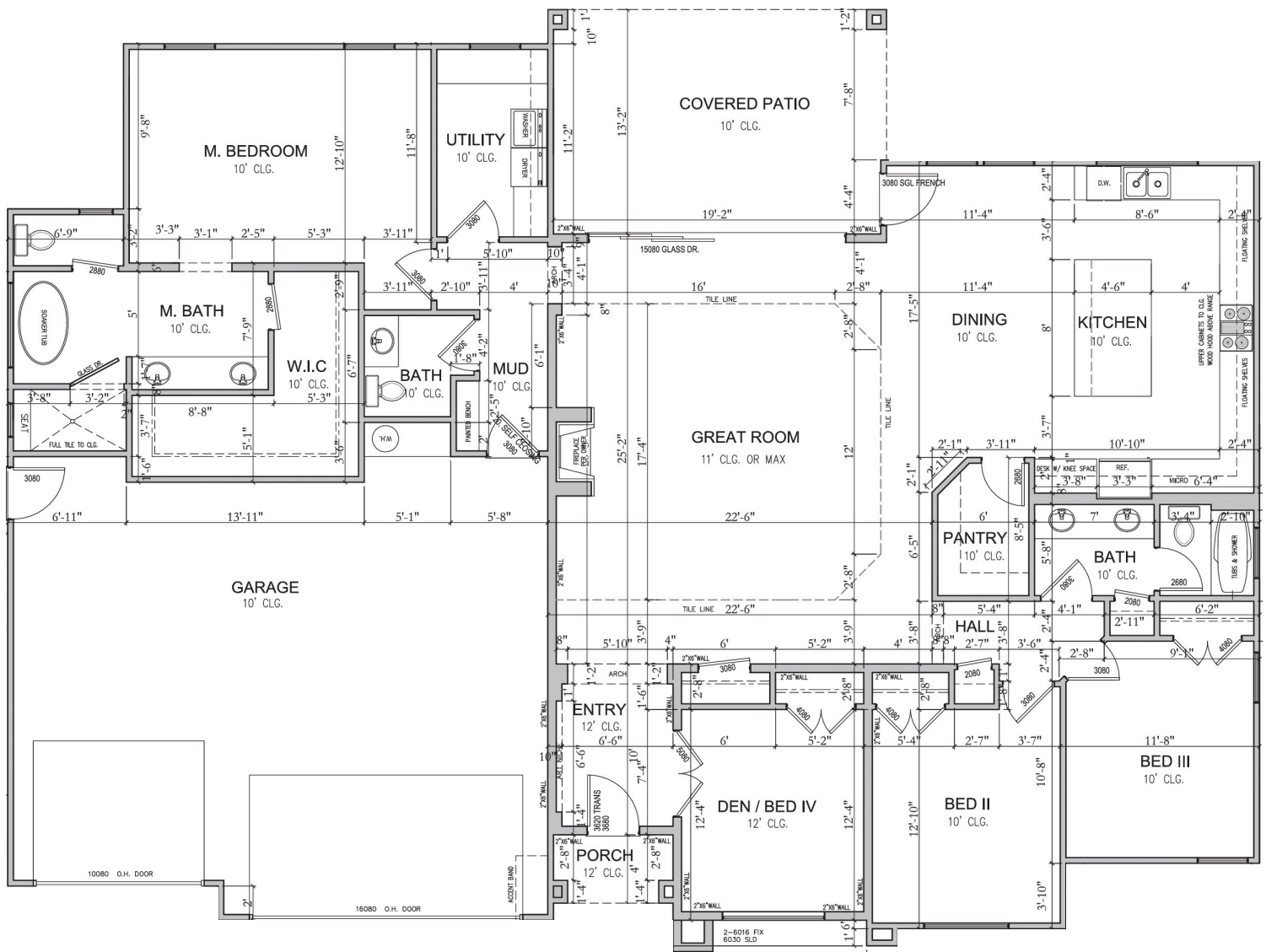
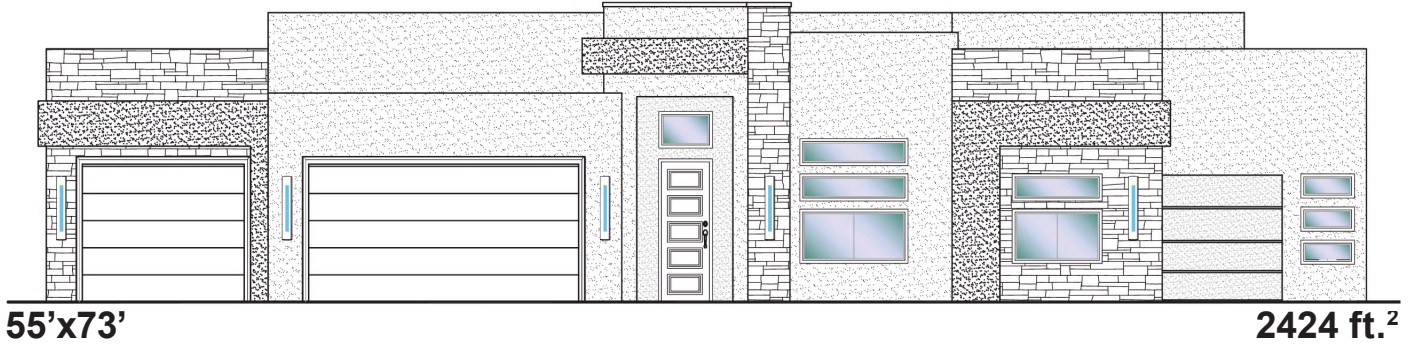




#80 - FOR SALE*
4 Bed | 2.5 Bath | 3 Car Garage

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522 S. Liri Trail St. George, UT 84770



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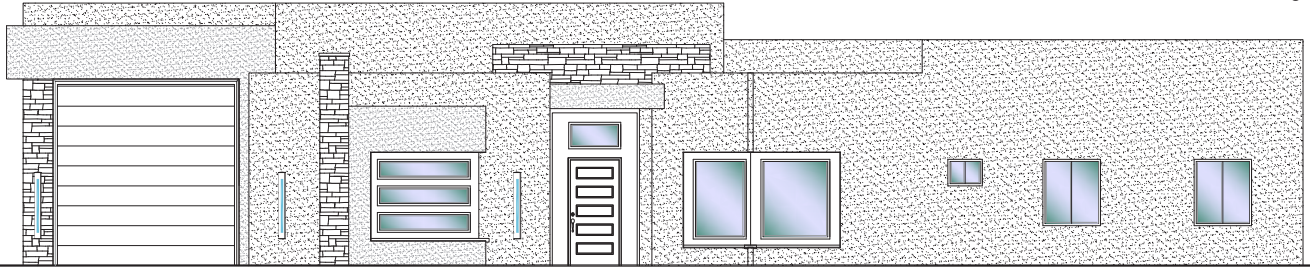


#81 - FOR SALE*
 3 Bed+Full Casita | 5.5 Bath | 3 Car-Boat Garage | Pool



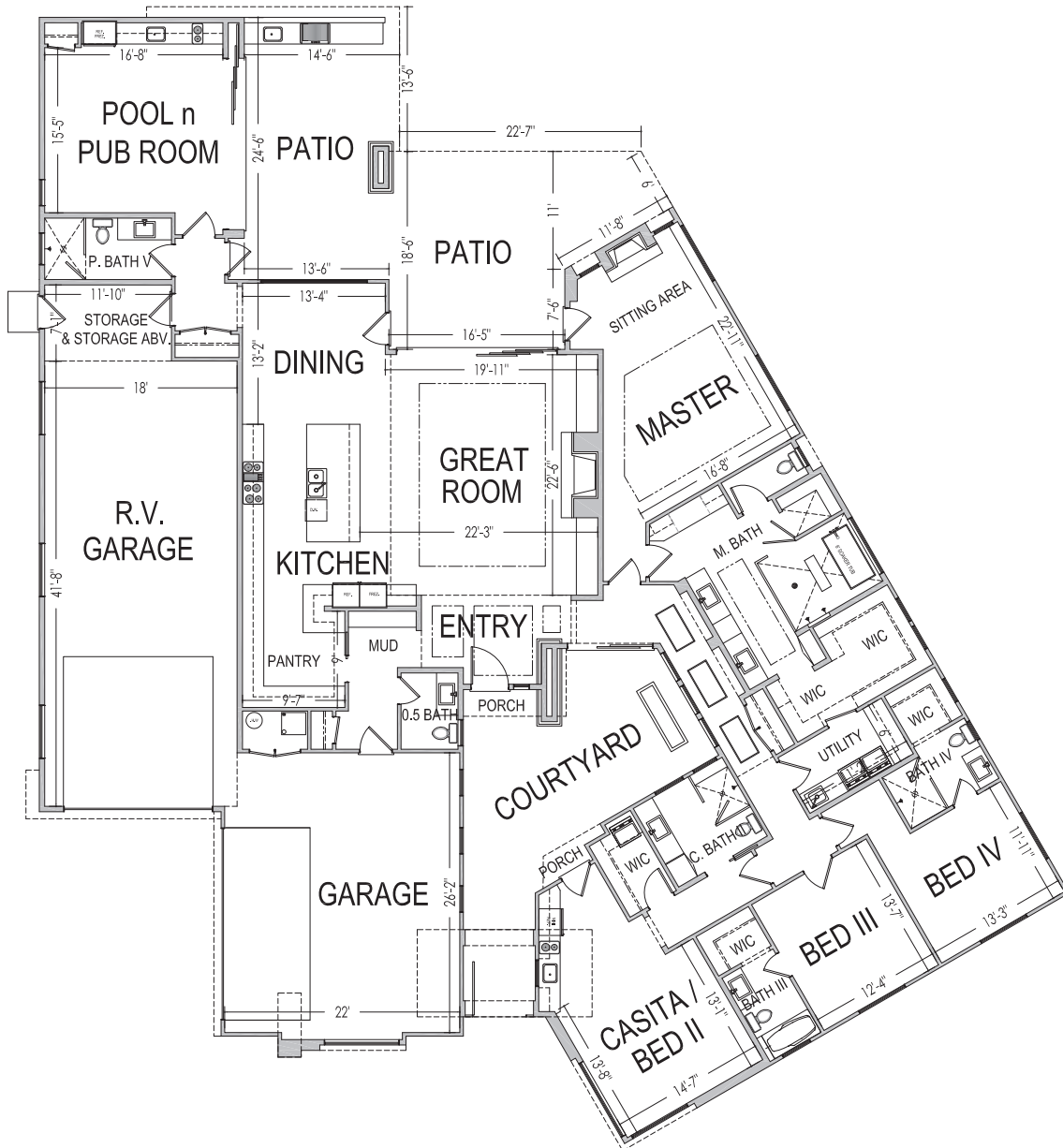
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526 S. Liri Trail St. George, UT 84770



96'x106'

3926 ft.²



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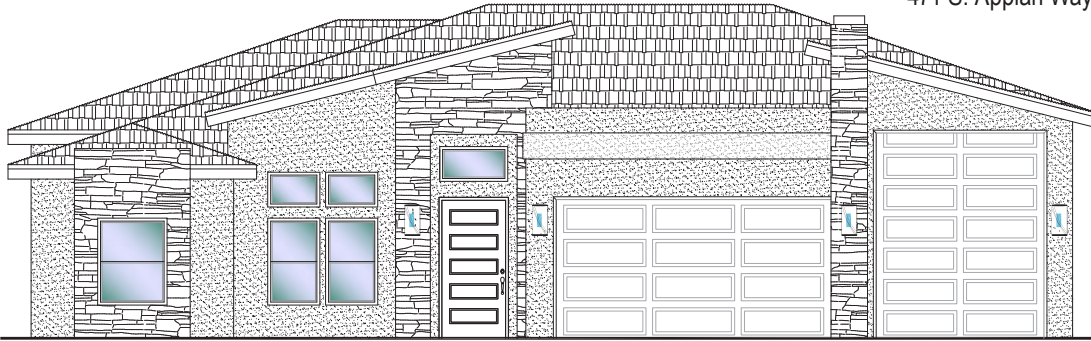




#92 - FOR SALE*
 3 Bed | 2.5 Bath | 3 Car-RV Garage

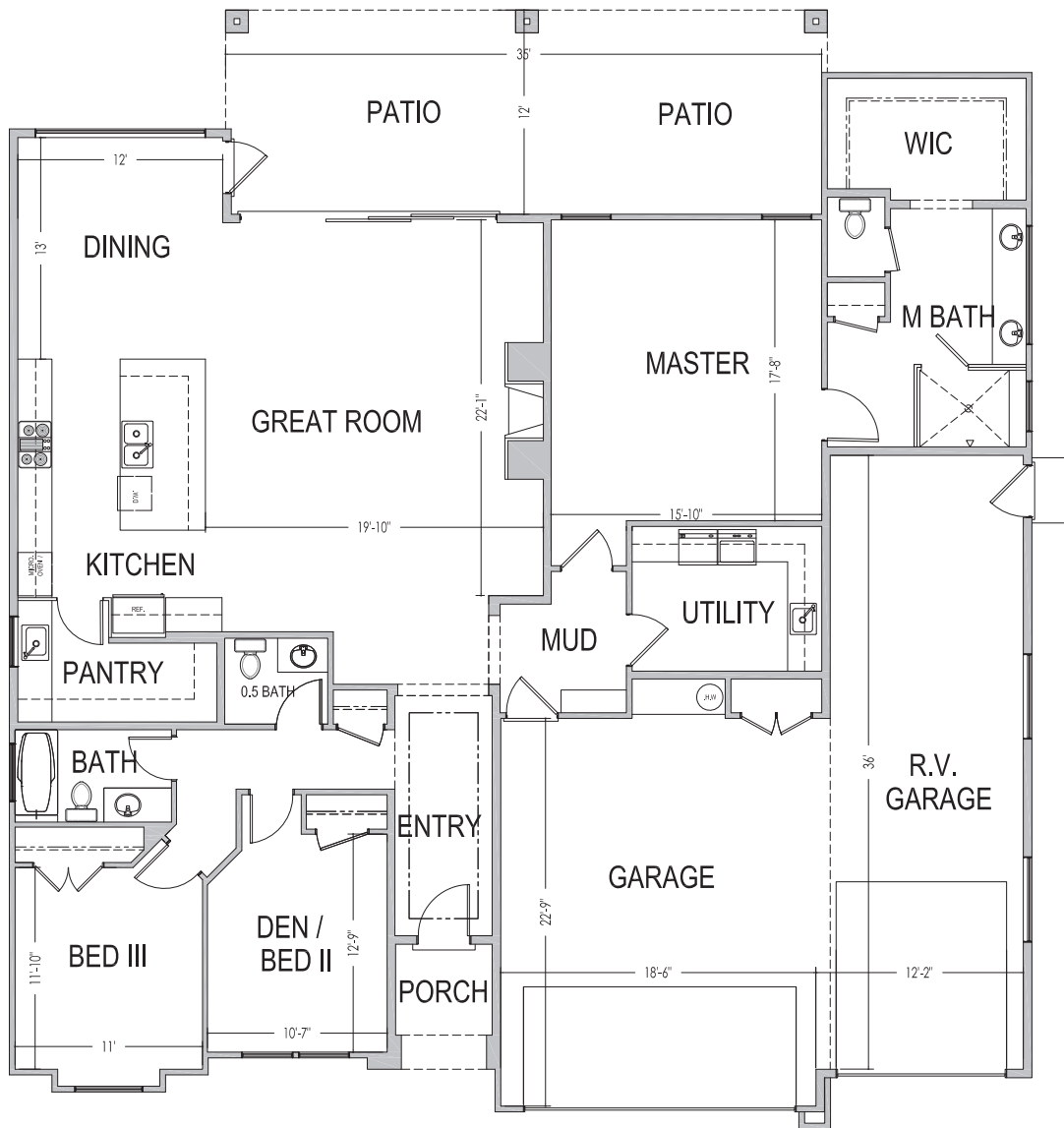
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471 S. Appian Way St. George, UT 84770



60'x65'

2286 ft.²



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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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