



**DESERT
CLIFFS**

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

07/12/2024

S&S Homes

www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
216	2459	1	3+Full Casita	3	3 Car	Sep.'24*	\$659,900*
221	2680	1	3+Full Casita	3	3 Car	Oct.'24*	CONTRACT
300	3504	2	5+Den	4	3 Car	Nov.'24*	\$797,900*
301	2648	1	3+Full Casita	3	3 Car	Nov.'24*	\$723,900*
302	2725	2	4+Office	2.5	3 Car-Boat	Dec.'24*	\$719,900*
303	3530	2	4+Den	4	3 Car-Boat	Nov.'24*	\$812,900*
304	2286	1	3	2.5	3 Car-RV	Nov.'24*	\$679,900*
306	2983	2	5	4	3 Car	Dec.'24*	CALL FOR PRICE*
312	2784	2	4+Office	3.5	3-Boat	Dec.'24*	CALL FOR PRICE*
322	2524	1	4	3	3 Car-RV	Dec.'24*	CALL FOR PRICE*
323	2594	1	3	2.5	3 Car	Nov.'24*	\$683,900*
324	2725	2	4+Office	2.5	3 Car-Boat	Nov.'24*	\$685,900*
325	2983	2	5	4	3 Car	Nov.'24*	\$743,900*



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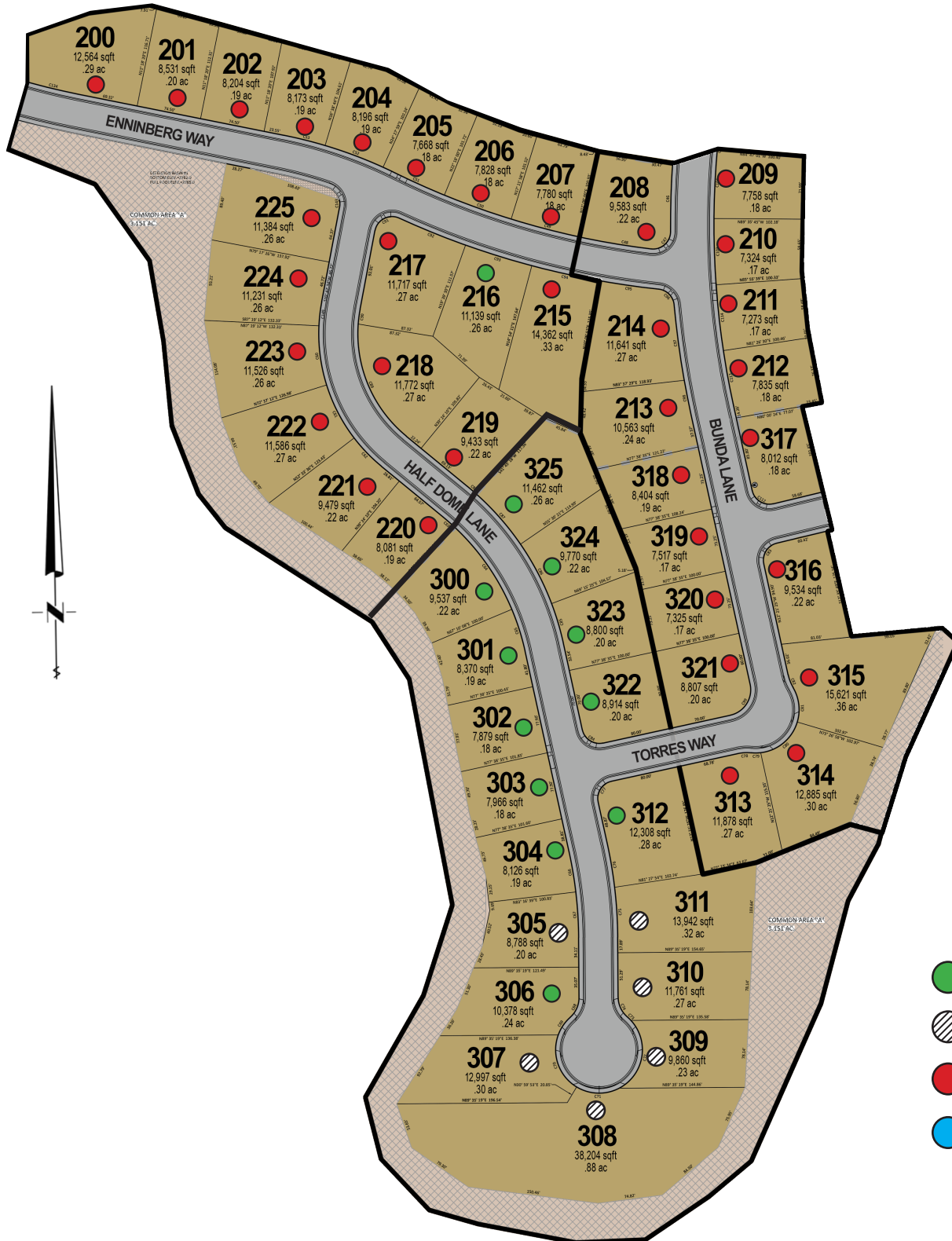


Agent: Shae Leonard
 (435)668-3096 - shae@ssrealtysolutions.com

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



DESERT CLIFFS PLAT MAP



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STANDARD FEATURES*

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INTERIOR

- **GE Stainless Steel Appliances:**
 - Dishwasher
 - Microwave
 - Free Standing Range or Cook top with Wall Oven (As per Plan)
- Energy Saving LED Light Bulbs
- Designer Selected Granite 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® Arctic Stainless Steel Kitchen Faucet
- Delta® Modern Chrome 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 in Entry, Kitchen, Baths, Utility Room, Hallways
- Gas Fireplace with Blower (If Included on Plan)
- 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 14 SEER A/C Dual Fuel**
Above Industry Standard of 80% Furnace
- 50 Gallon Gas Water Heater

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- 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
- Cultured Stone Accents (As per Plan Elevation)
- Rain Gutters
- Border Accents on Driveway
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (per Elevation)
- 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 Ready 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



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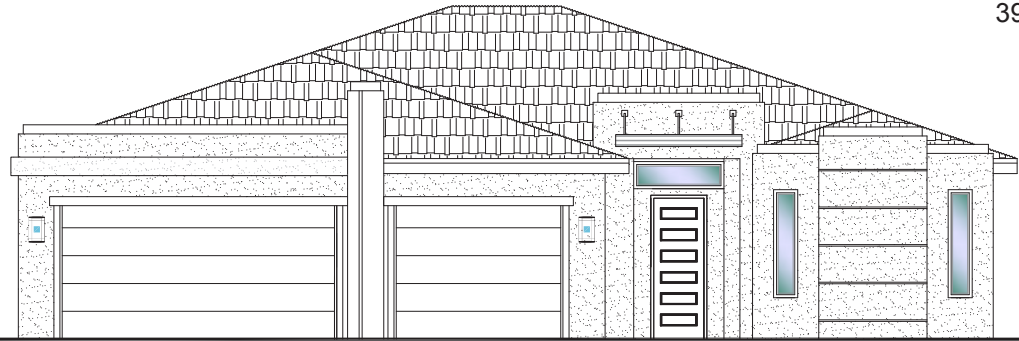
#216 - FOR SALE*

3 Bed+Full Casita | 3 Bath | 3 Car Garage

S&S Homes

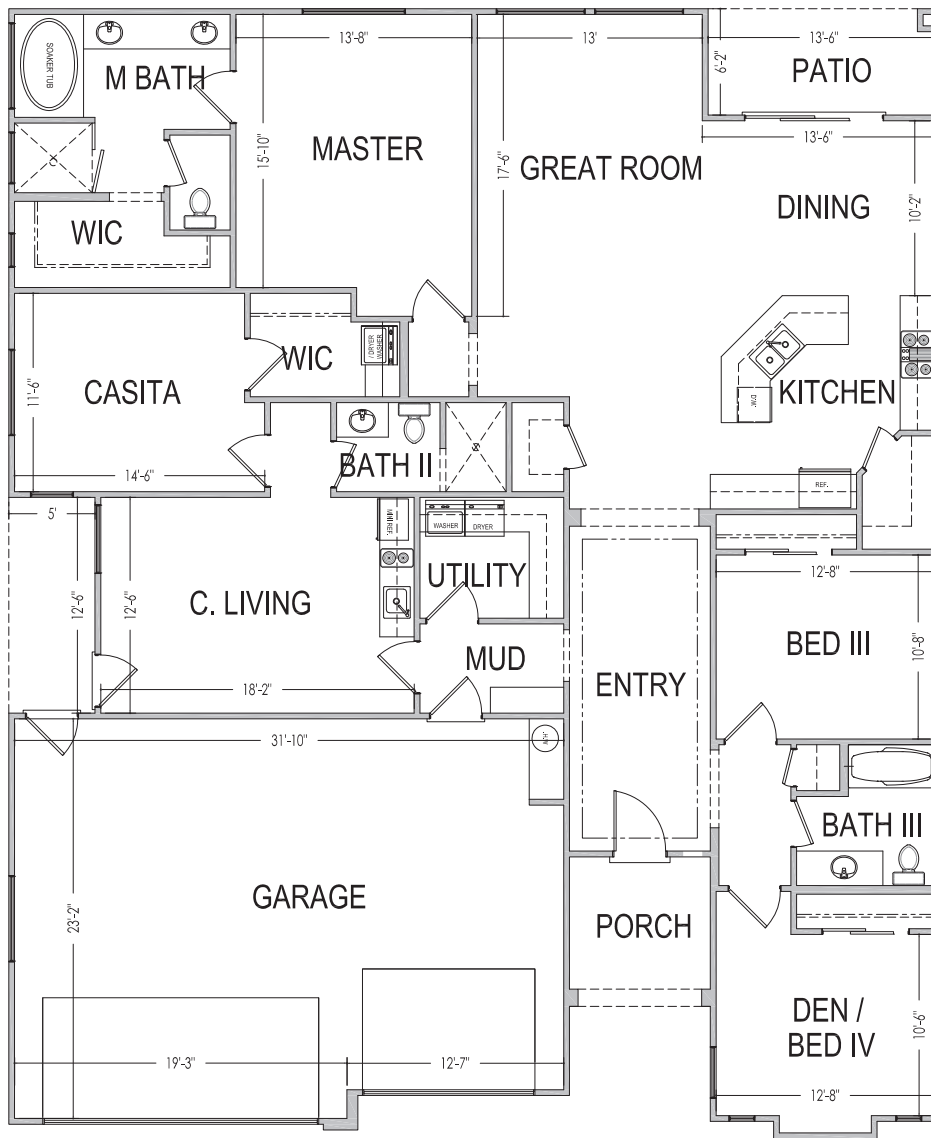
www.sshomes.info

3990 E. Enniberg Way
St George, UT 84790



54'x65'

2,459 ft.²



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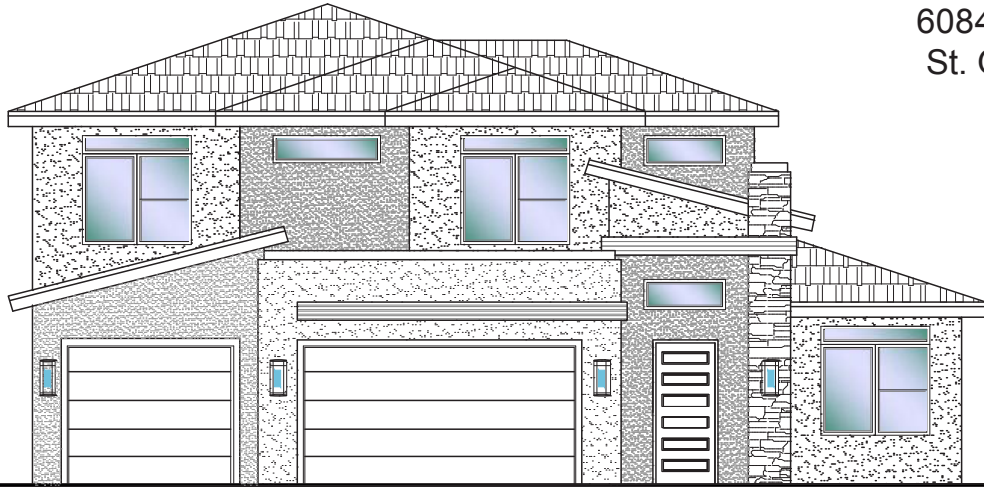
#300 - FOR SALE*

5 Bed+Den | 4 Bath | 3 Car Garage

S&S Homes

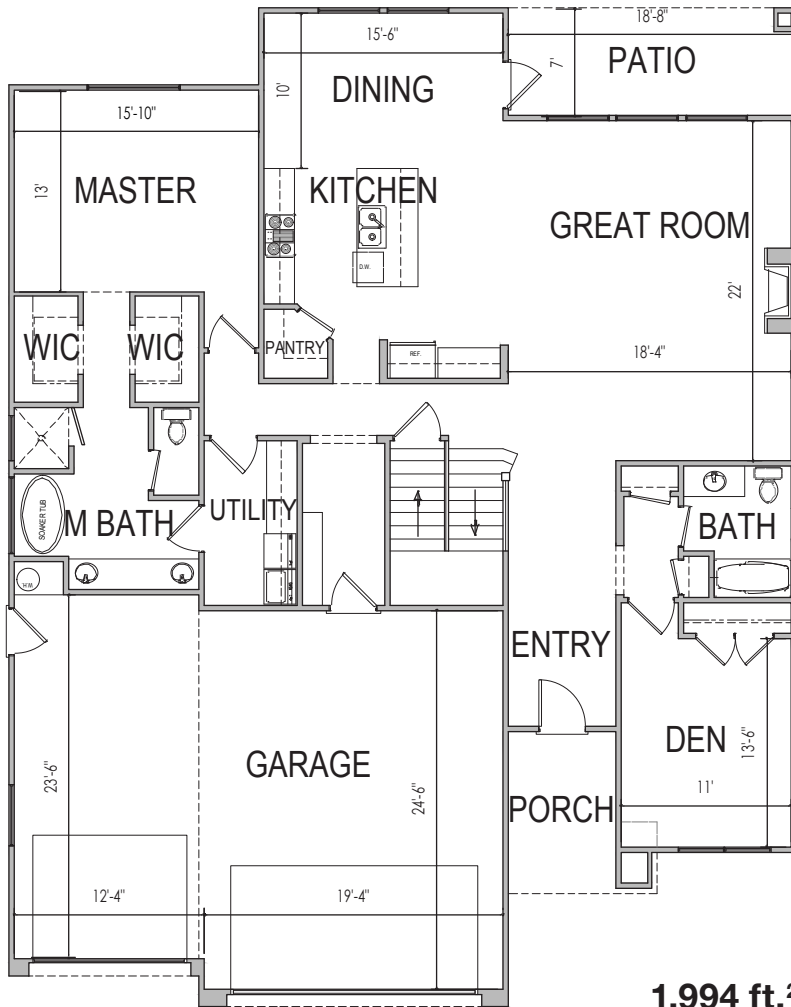
www.sshomes.info

6084 S. Half Dome Dr.
St. George, UT 84790

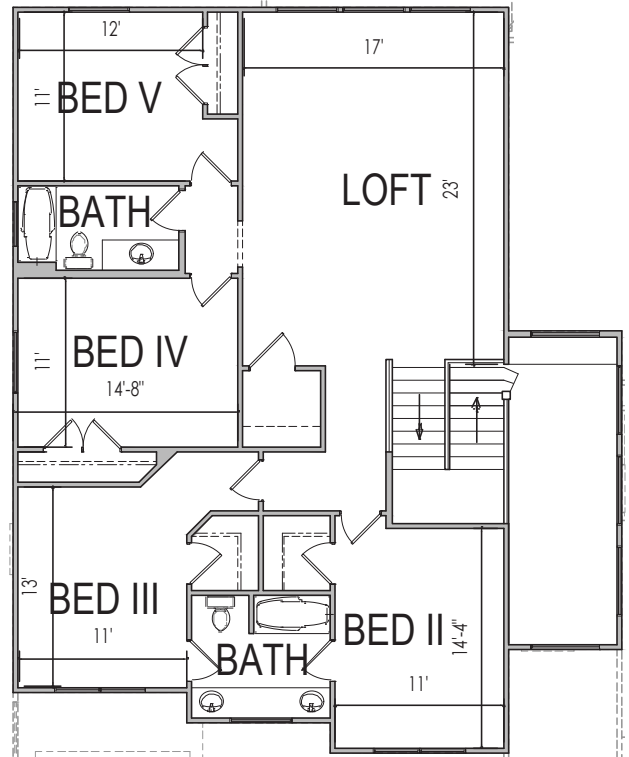


51'x65'

3,504 ft.²



1,994 ft.²



1,510 ft.²

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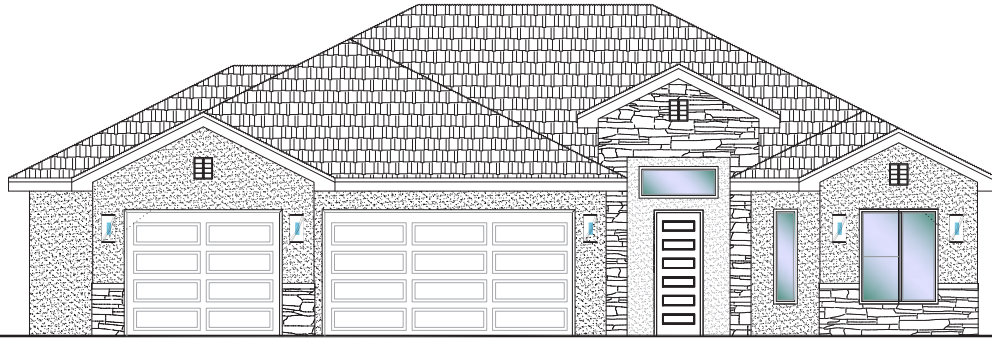
#301 - FOR SALE*

3 Bed+Full Casita | 3 Bath | 3 Car Garage

S&S Homes

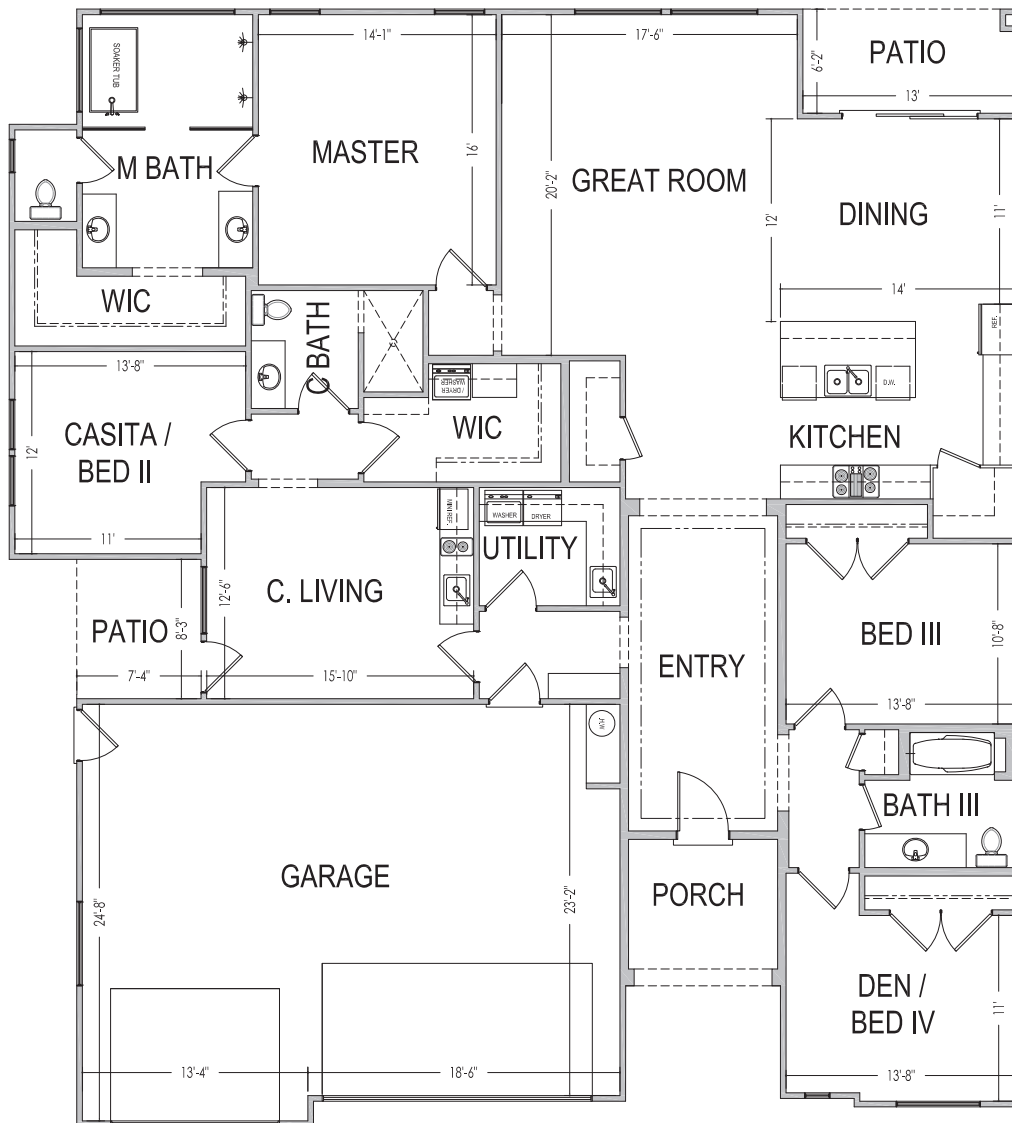
www.sshomes.info

6102 S. Half Dome Dr.
St. George, UT 84790



60'x66'

2,648 ft.²



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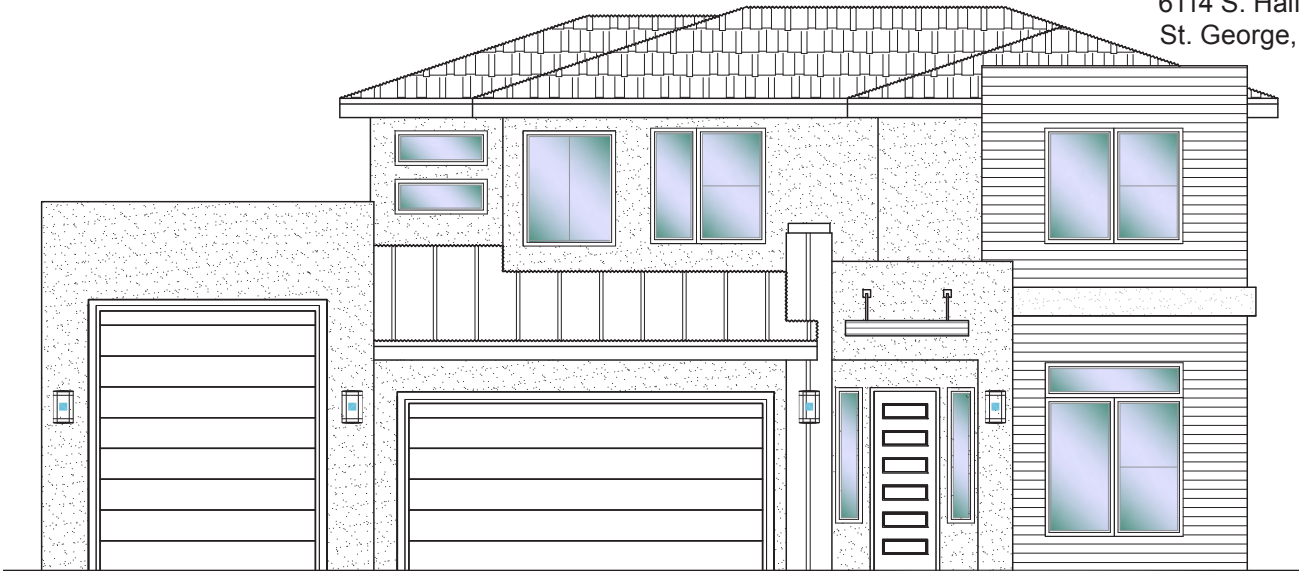
#302 - FOR SALE*

4 Bed+Office | 2.5 Bath | 3 Car-Boat Garage

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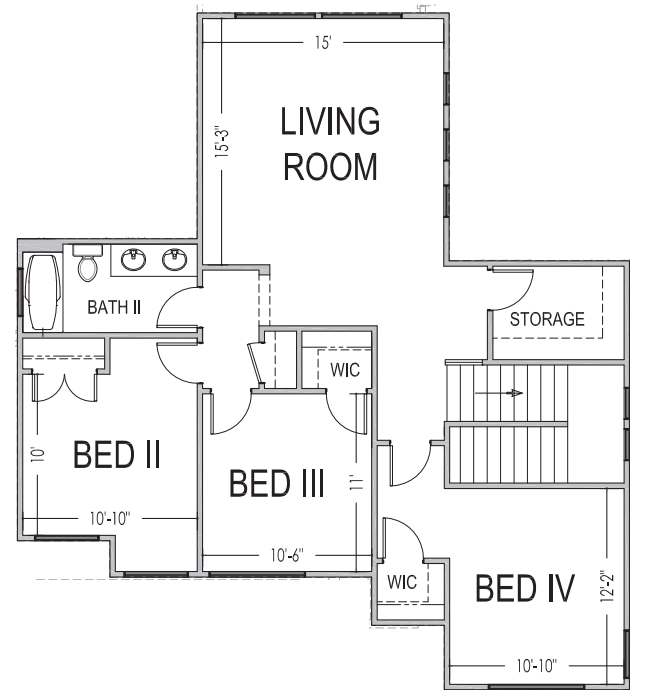
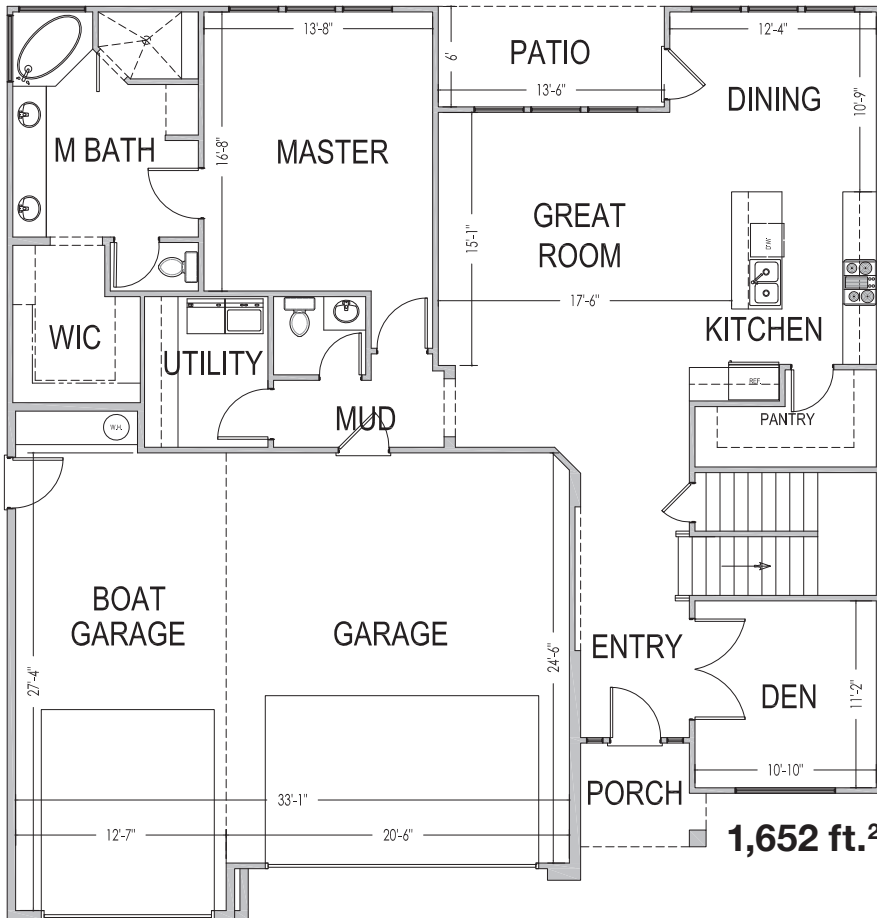
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6114 S. Half Dome Dr.
St. George, UT 84790



52'x54'

2,725 ft.²



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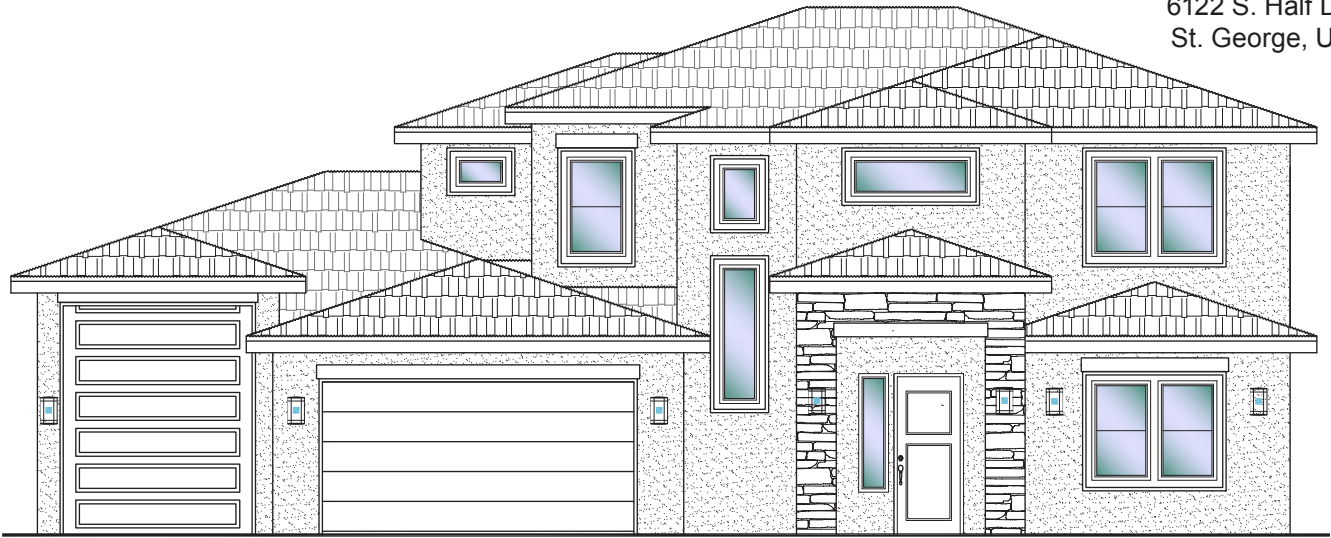
#303 - FOR SALE*

4 Bed+Den | 4 Bath | 3 Car-Boat Garage

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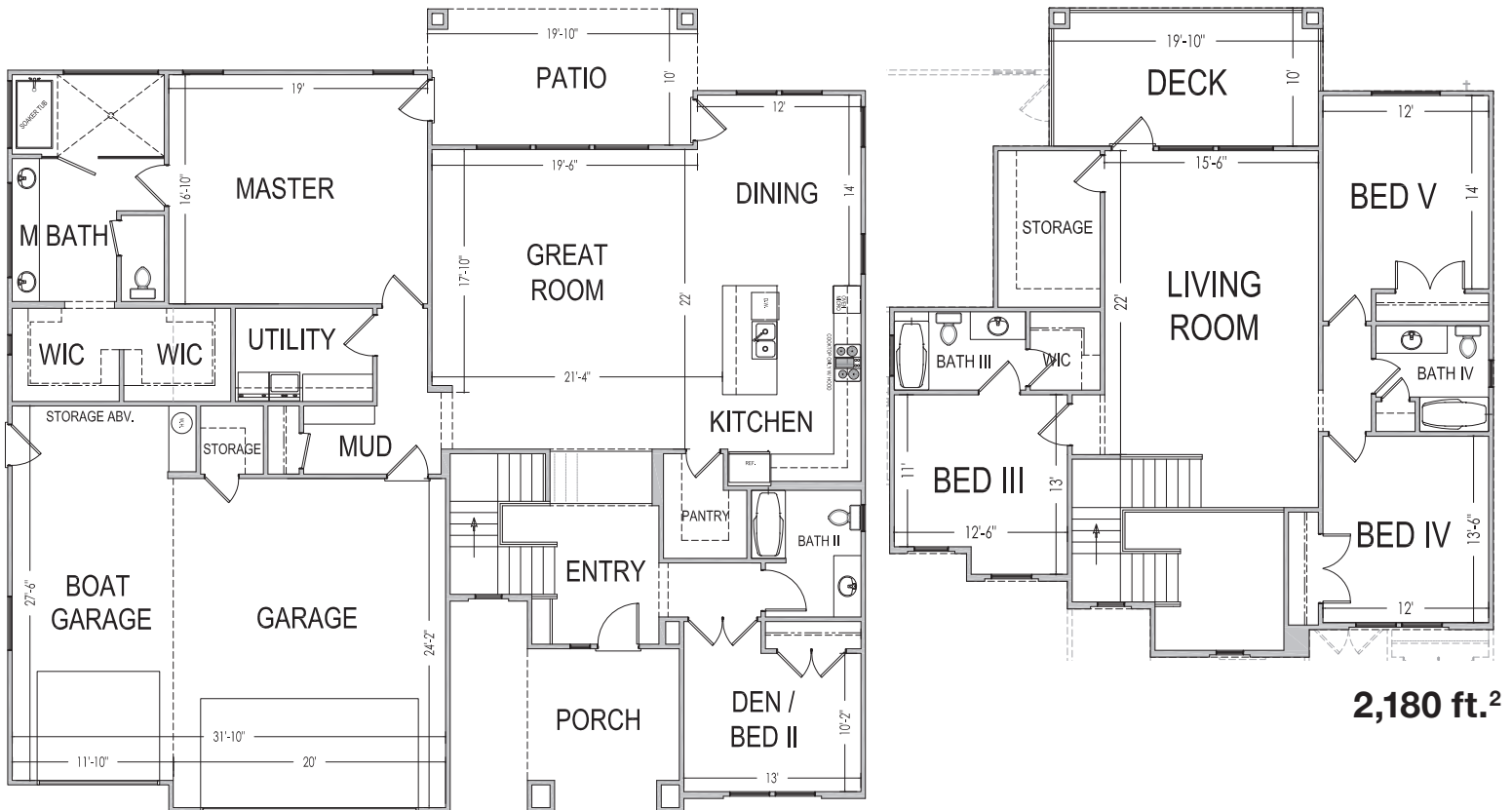
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6122 S. Half Dome Dr.
St. George, UT 84790



63'x59'

3,530 ft.²



1,350 ft.²

2,180 ft.²

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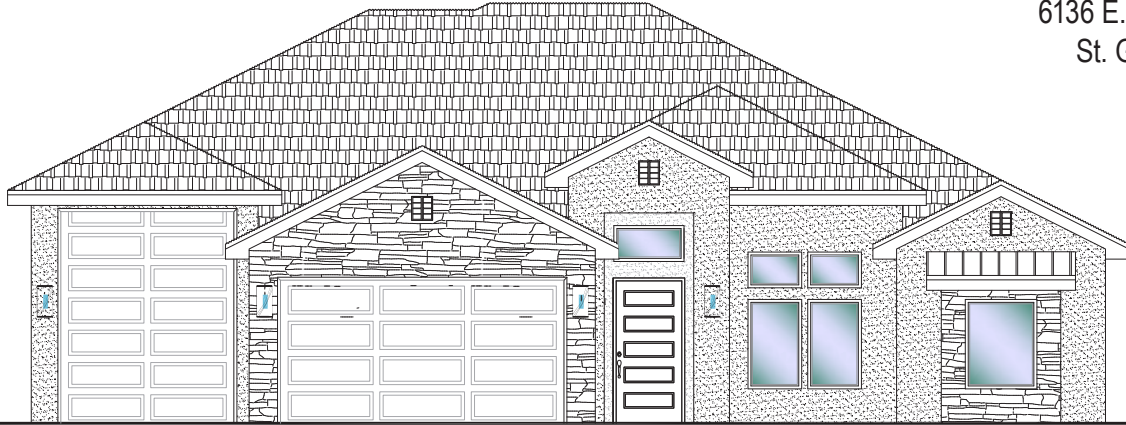
#304 - FOR SALE*

3 Bed | 2.5 Bath | 3 Car-RV Garage

S&S Homes

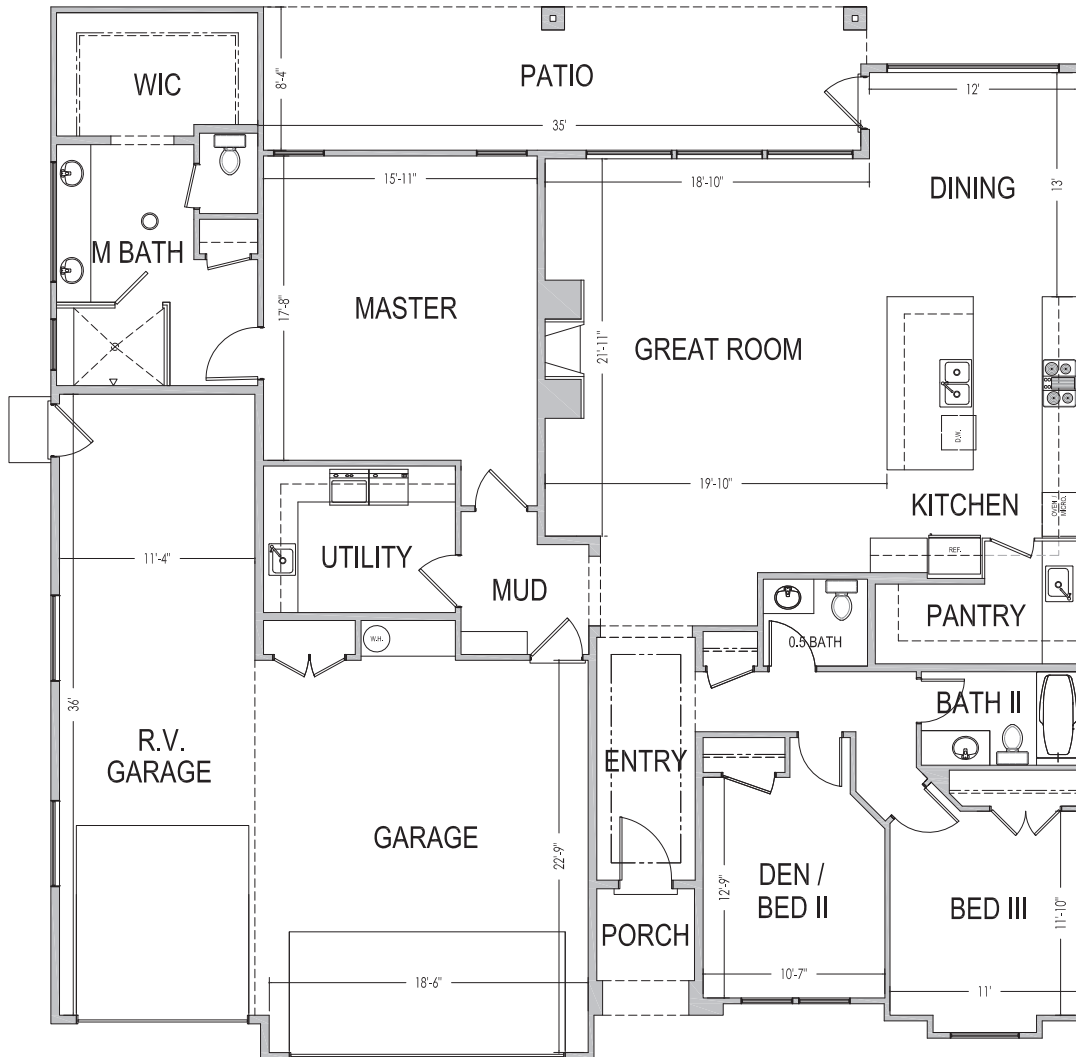
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6136 E. Half Dome Circle
St. George, UT 84790



60'x61'

2286 ft.²



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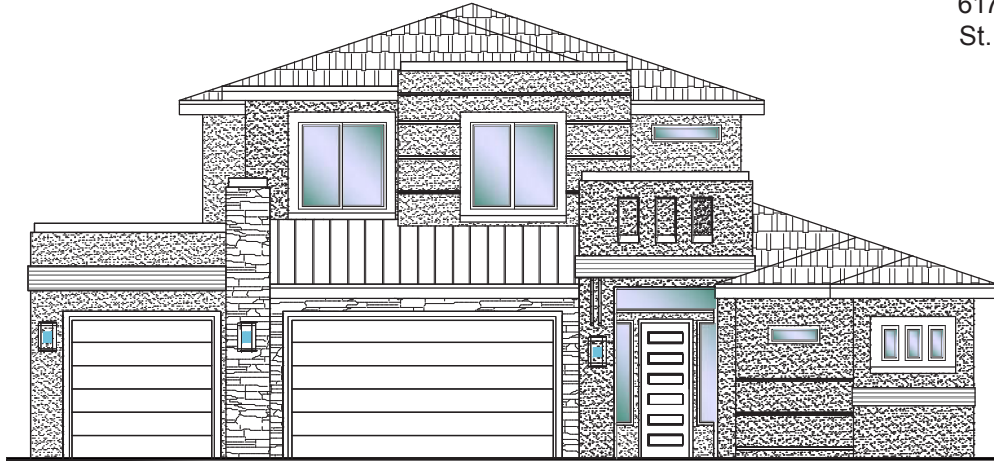
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#306 - FOR SALE*
5 Bed | 4 Bath | 3 Car Garage

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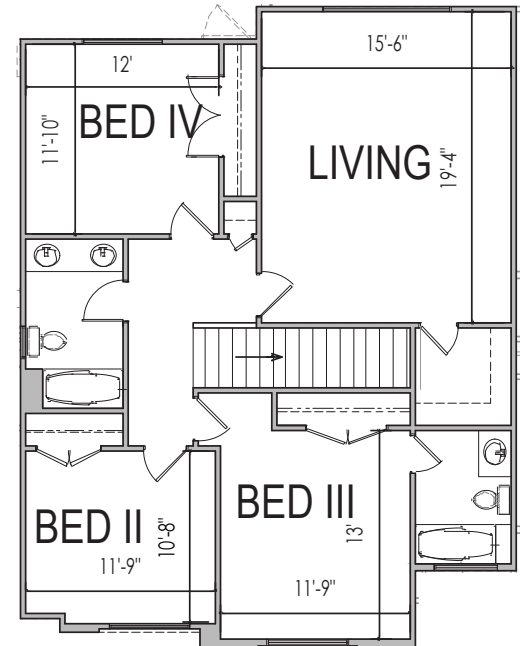
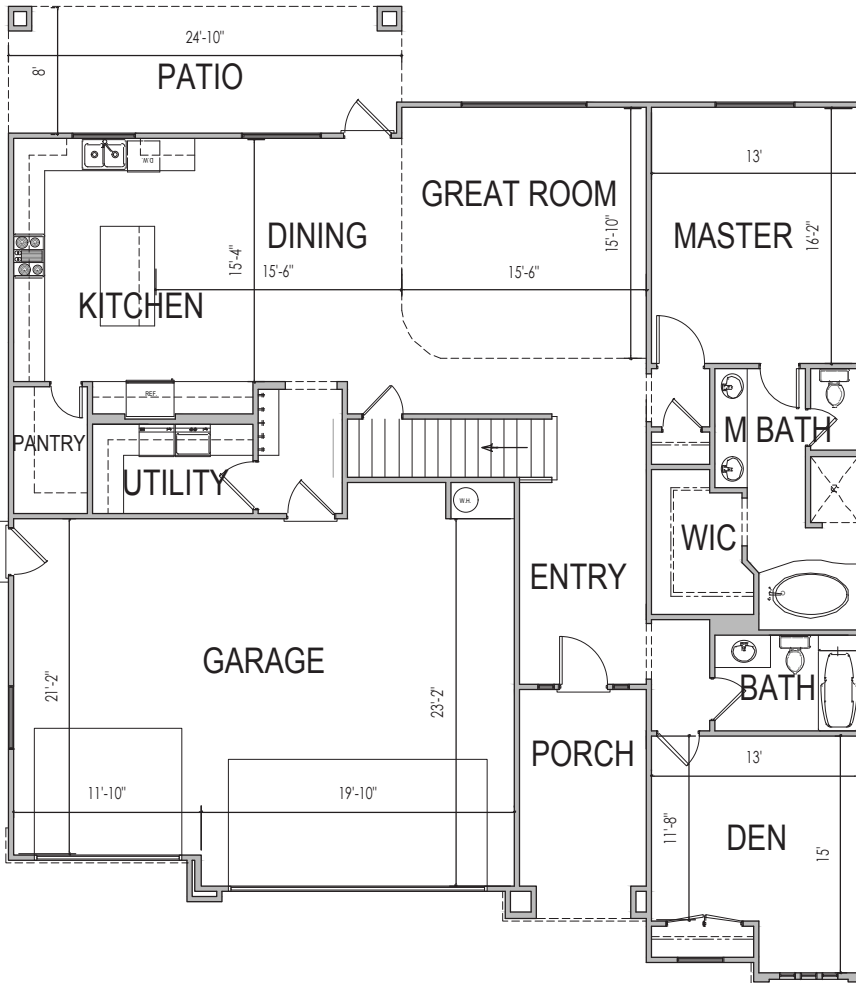
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6170 S Half Dome Cir.
St. George, UT 84790



54'x62'

2,983 ft.²



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#323 - FOR SALE*

3 Bed | 2.5 Bath | 3 Car Garage

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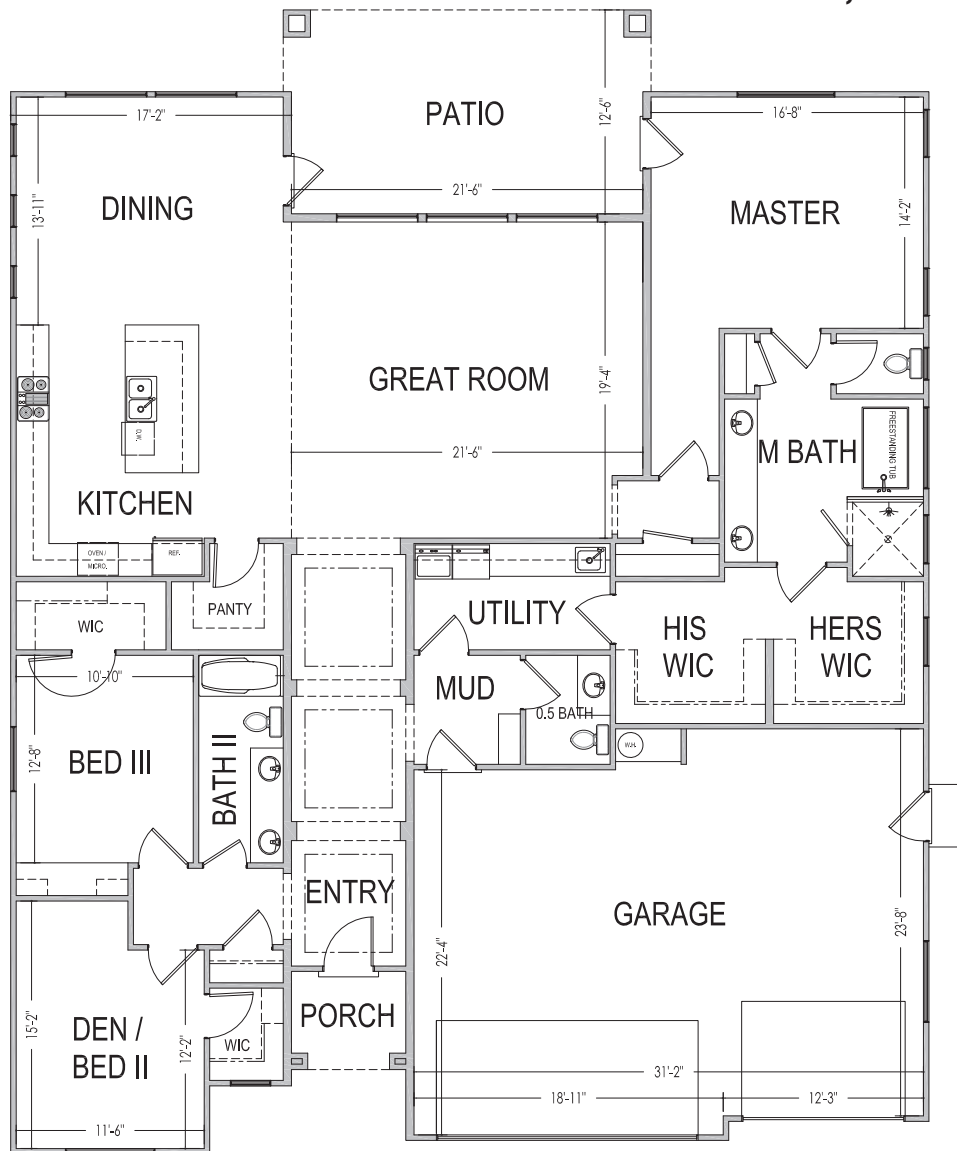
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6103 S. Half Dome Dr.
St. George, UT 84790



56'x70'

2,594 ft.²



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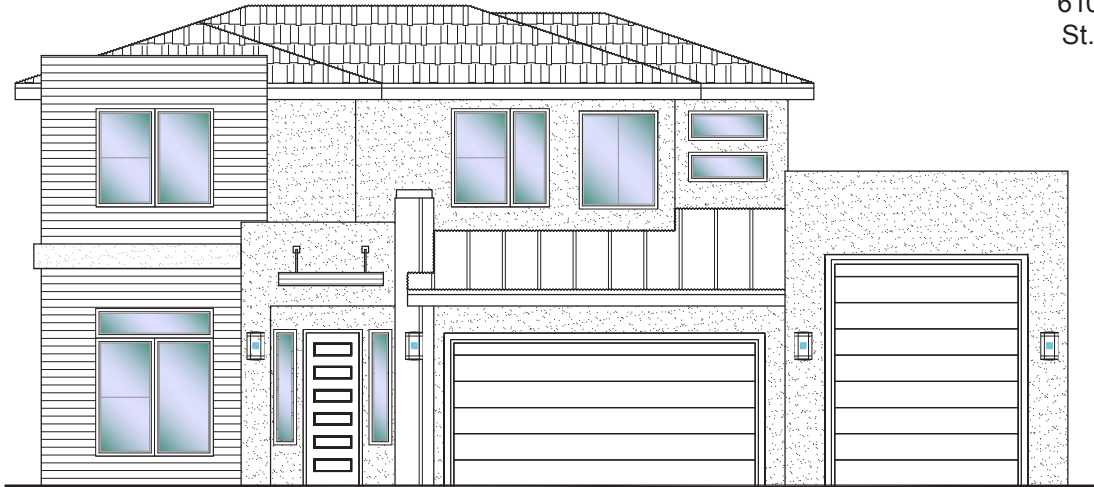
#324 - FOR SALE*

4 Bed+Office | 2.5 Bath | 3 Car-Boat Garage

S&S Homes

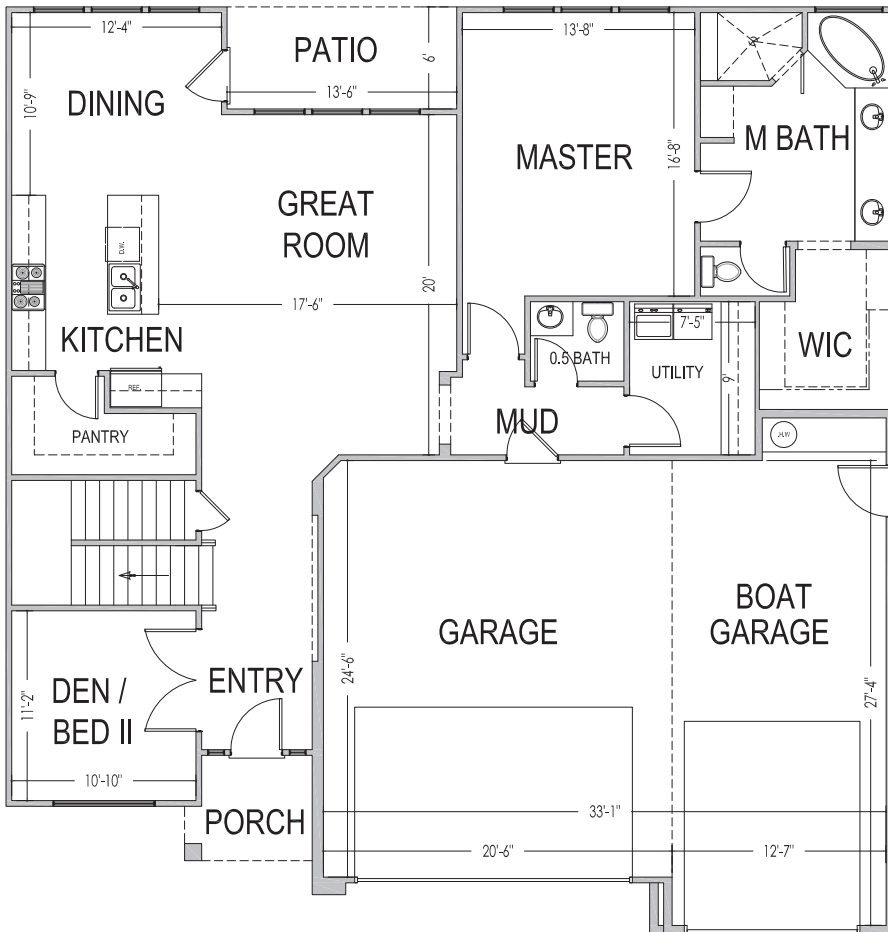
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St. George, UT 84790

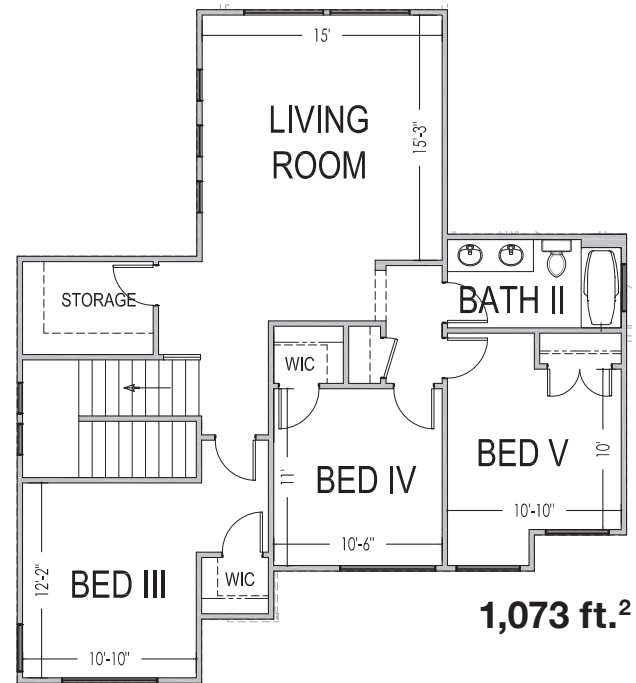


52'x54'

2,725 ft.²



1,652 ft.²



1,073 ft.²

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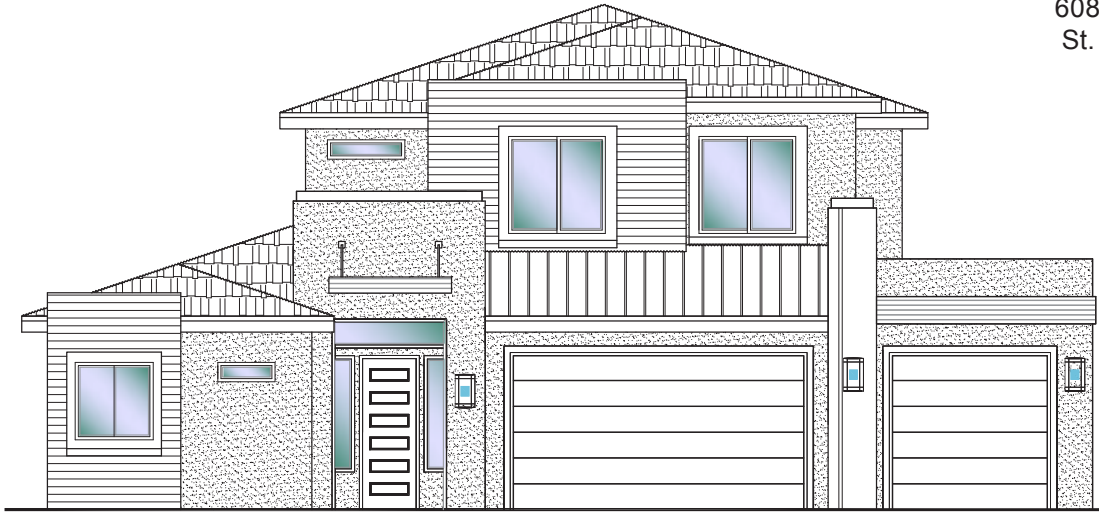


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#325 - FOR SALE*
5 Bed | 4 Bath | 3 Car Garage

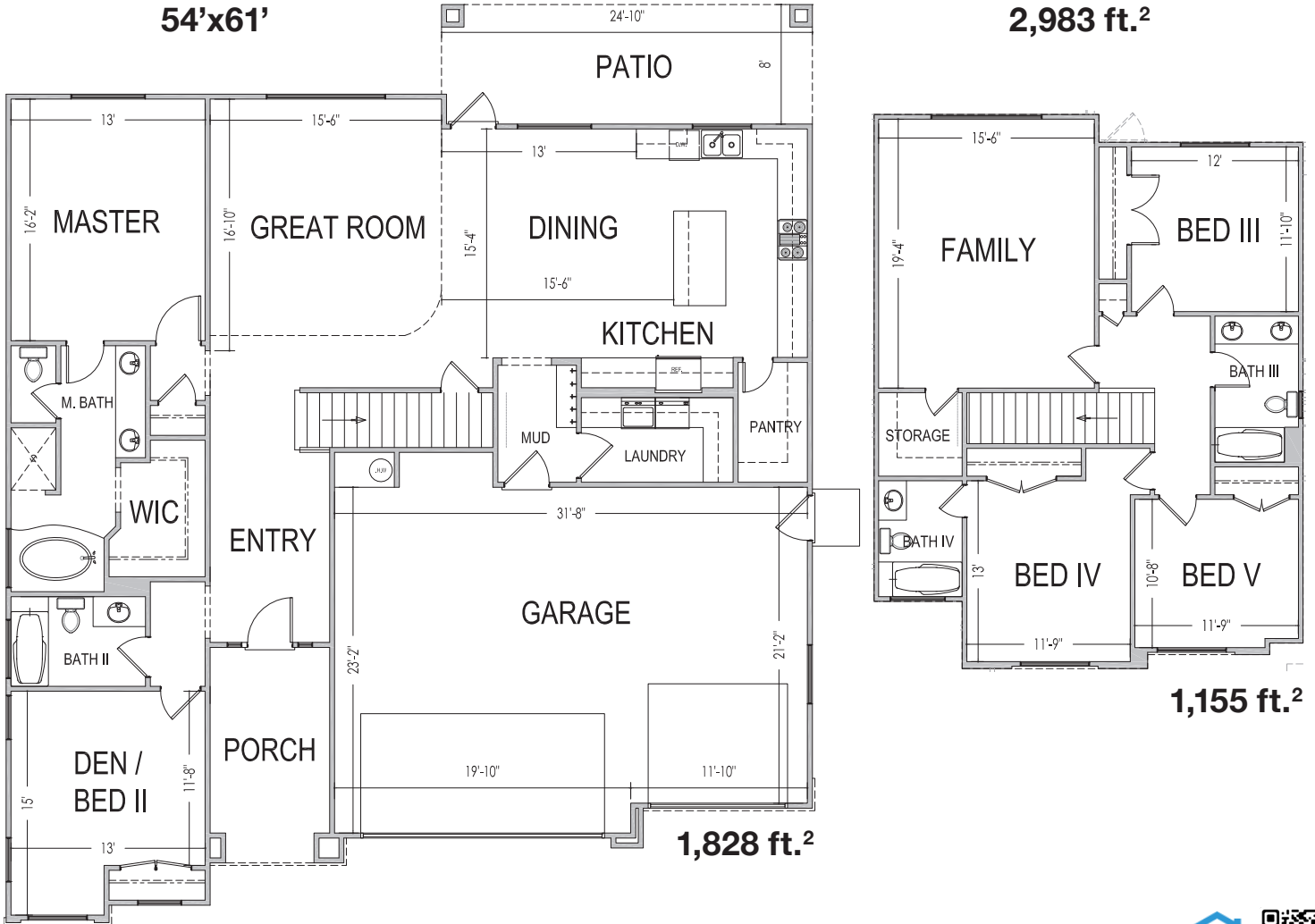
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6083 S. Half Dome Dr.
St. George, UT 84790



54'x61'

2,983 ft.²



1,828 ft.²

1,155 ft.²

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HOA MONTHLY DUES

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HOA Includes:

- Landscape Maintenance of Common Areas
- Liability Insurance
- Administration / Management

Monthly Total..... \$30.00

*This list includes some but not all items covered by your HOA dues.

Payable to:

Desert Cliffs HOA
 201 E St George Boulevard
 St. George, UT 84770
 (435) 628-3950



At the time of purchase (one-time fee):

New Buyer Administration Fee..... \$50

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