



DESERT CLIFFS

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

04/25/2025

S&S Homes

www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
300	3504	2	5+Den	4	3 Car	MIR* + (Staged)	\$799,900*
305	2459	1	3+Full Casita	3	3 Car	Move-In-Ready*	\$728,900*
306	2983	2	5	4	3 Car	Move-In-Ready*	\$784,900*
322	2524	1	4	3	3 Car-RV	Move-In-Ready*	\$669,900*
323	2594	1	3	2.5	3 Car	MIR* + (Staged)	CONTRACT

TAKE A SELF TOUR OF OUR HOMES WITH NTERNOW. SCAN HERE TO LEARN HOW:



NterNow



STANDARD FEATURES

INTERIOR

- **GE Stainless Steel Appliances:** Dishwasher, Microwave, Free Standing Range
- 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
- 18" Tile Kitchen Back Splash
- Pull Down Delta Essa® 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
- 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 floor plan)

EXTERIOR

- **95% Gas Furnace and 14 SEER A/C Dual Fuel:** Above Industry Standard of 80% Furnace
- 50 Gallon 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
- 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
- Smart Programmable Thermostat
- 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
- Fiber Optic Internet Community
- 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: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com



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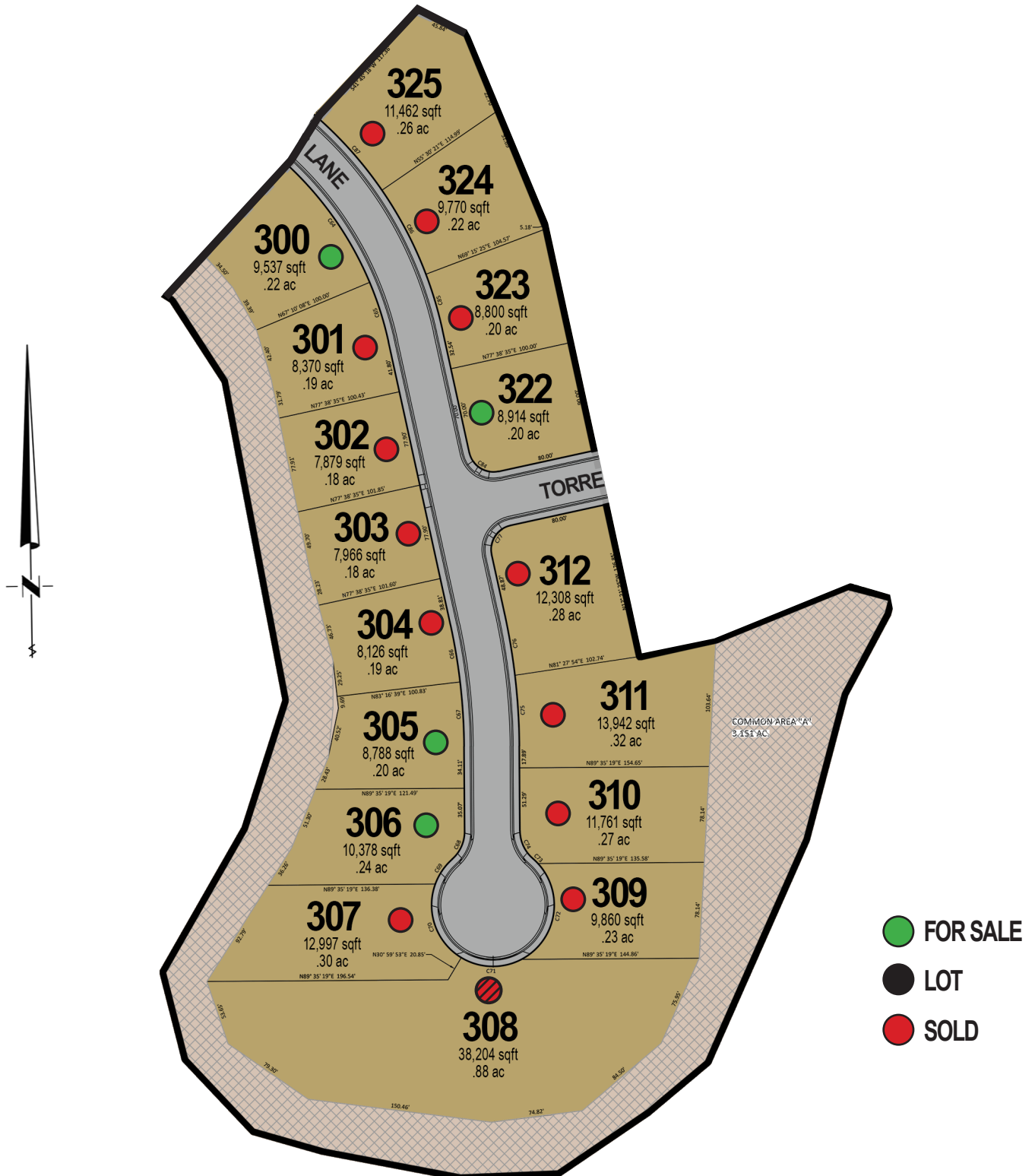




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PLAT MAP



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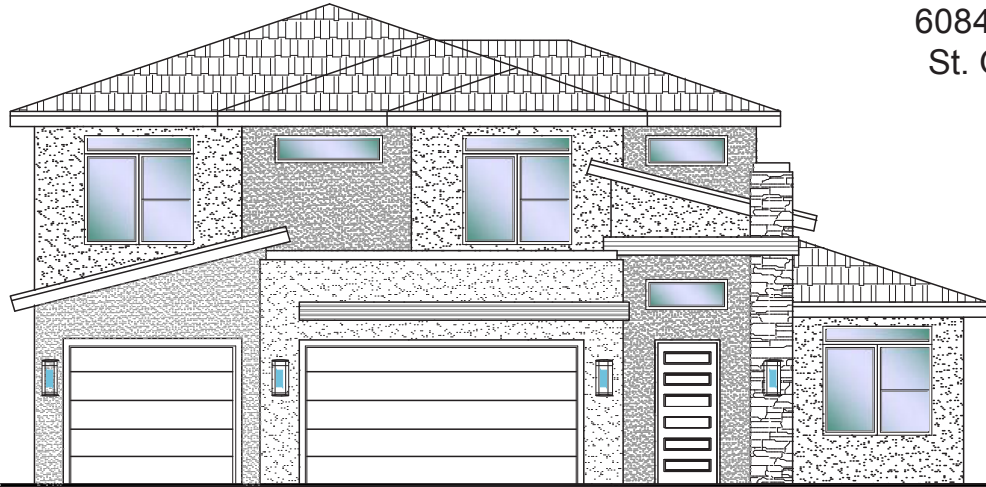
#300 - FOR SALE*

5 Bed+Den | 4 Bath | 3 Car Garage

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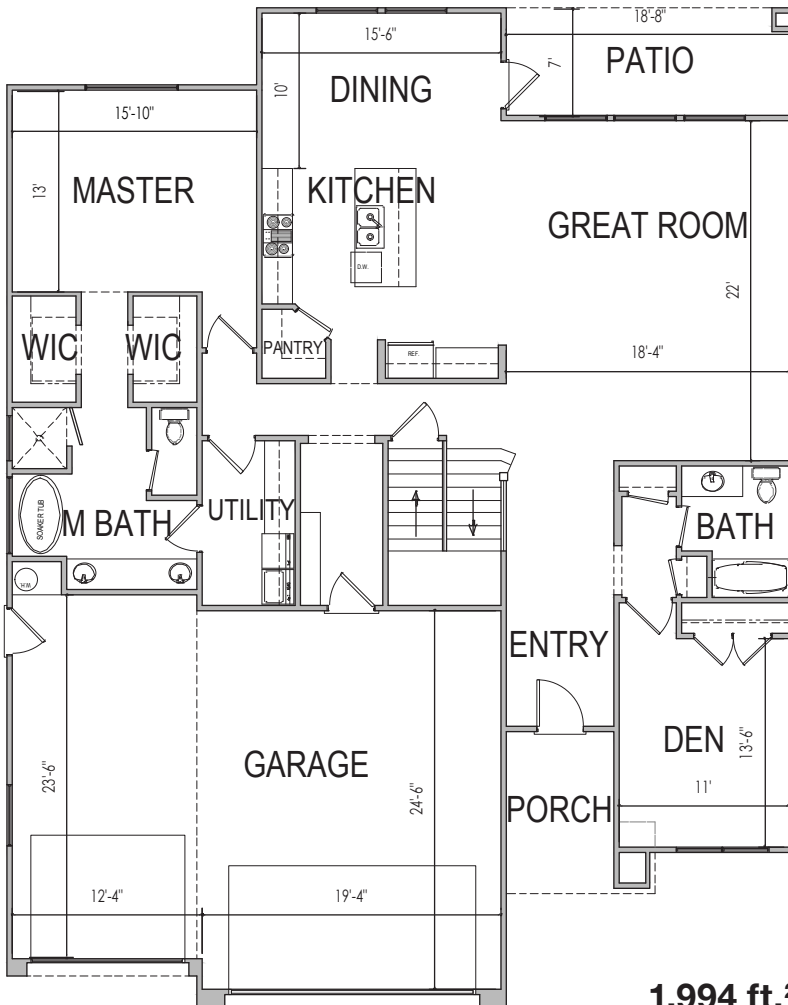
www.sshomes.info

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

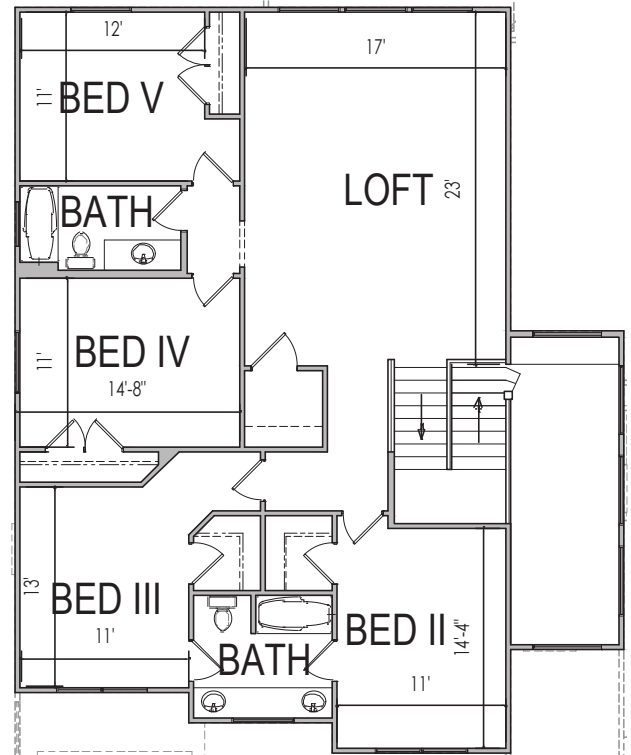


51'x65'

3,504 ft.²



1,994 ft.²



1,510 ft.²

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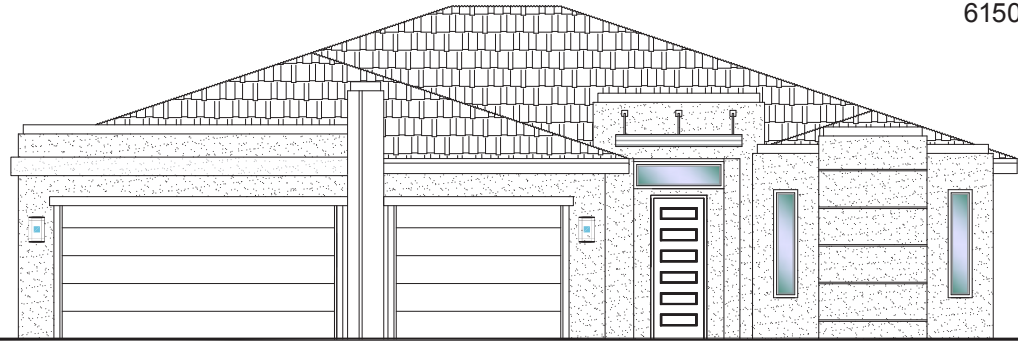
#305 - FOR SALE*

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

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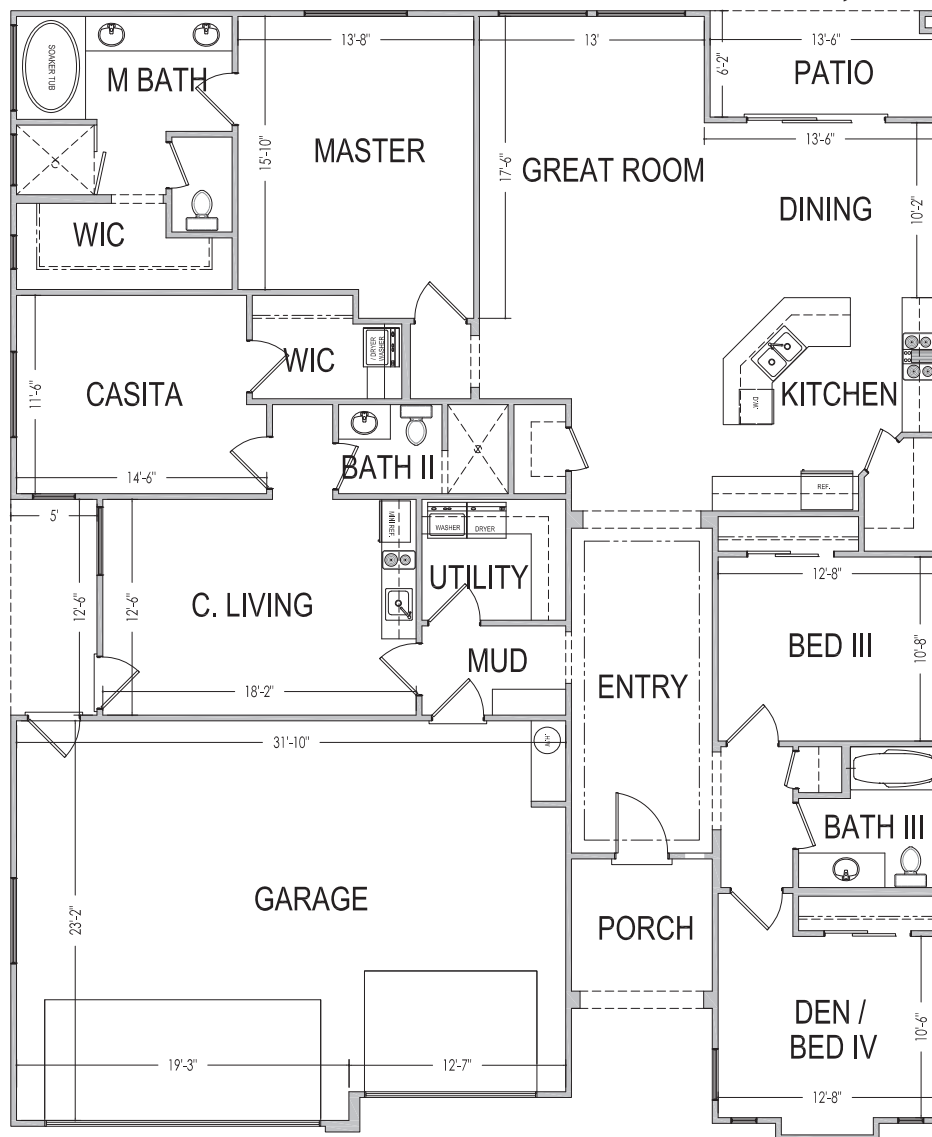
www.sshomes.info

6150 S White Dome Circle
St George, UT 84790



54'x65'

2,459 ft.²



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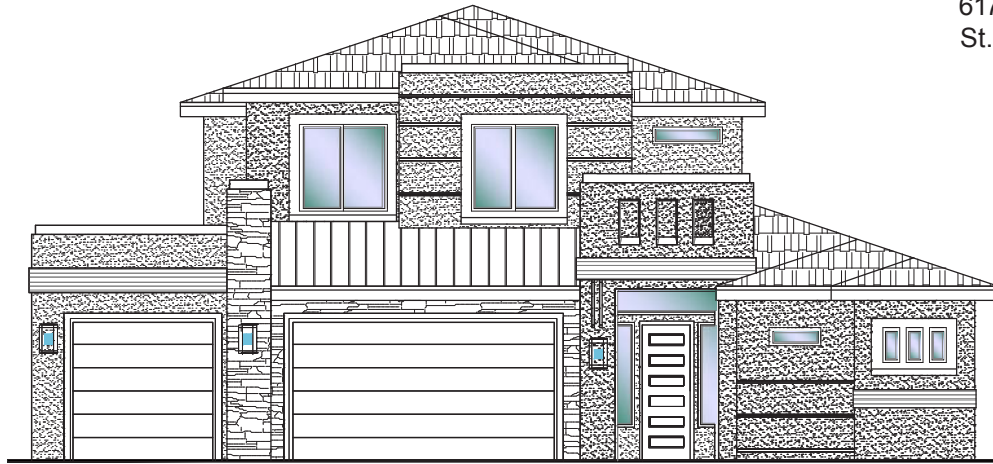
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#306 - FOR SALE*
5 Bed | 4 Bath | 3 Car Garage

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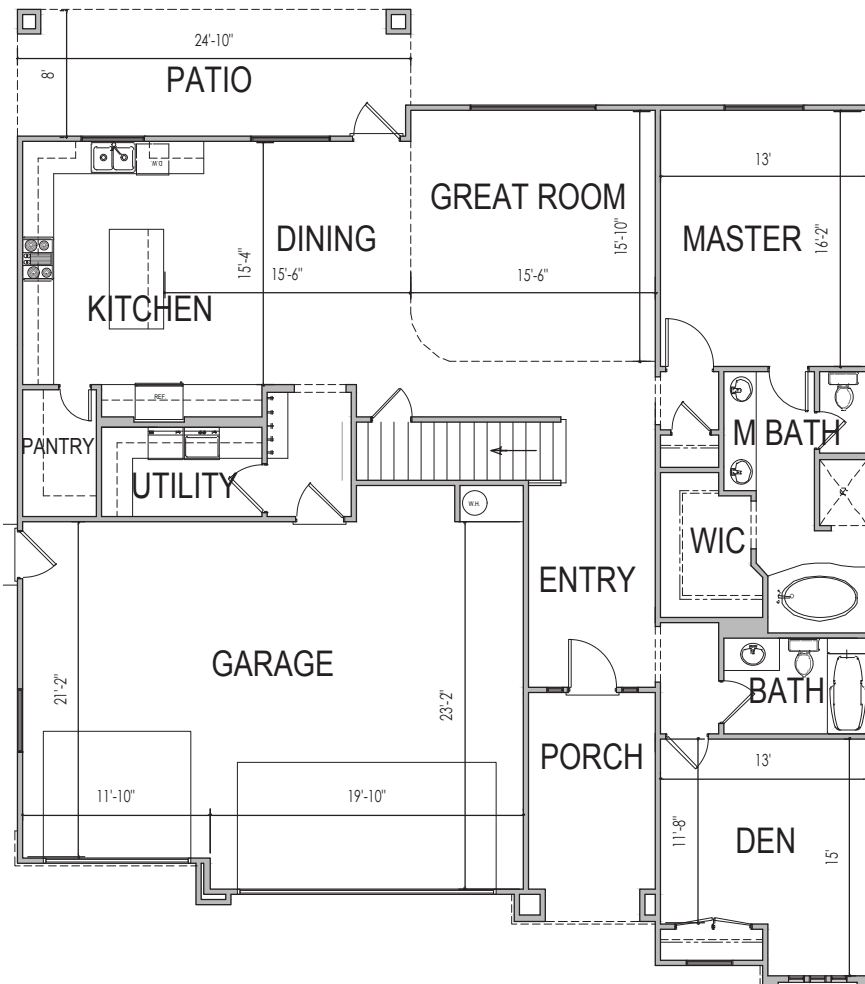
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6170 S Half Dome Cir.
St. George, UT 84790

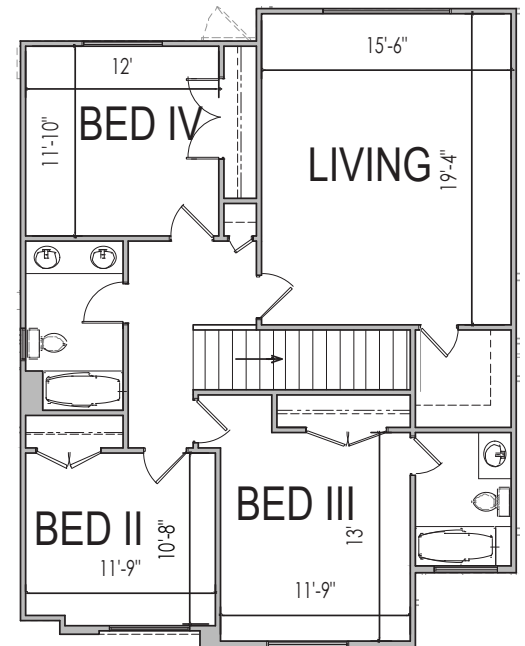


54'x62'

2,983 ft.²



1,828 ft.²



1,155 ft.²

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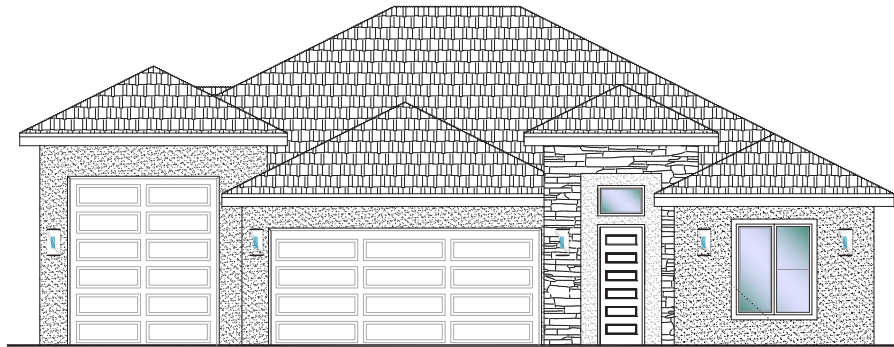
#322 - FOR SALE*

4 Bed | 3 Bath | 3 Car-RV Garage

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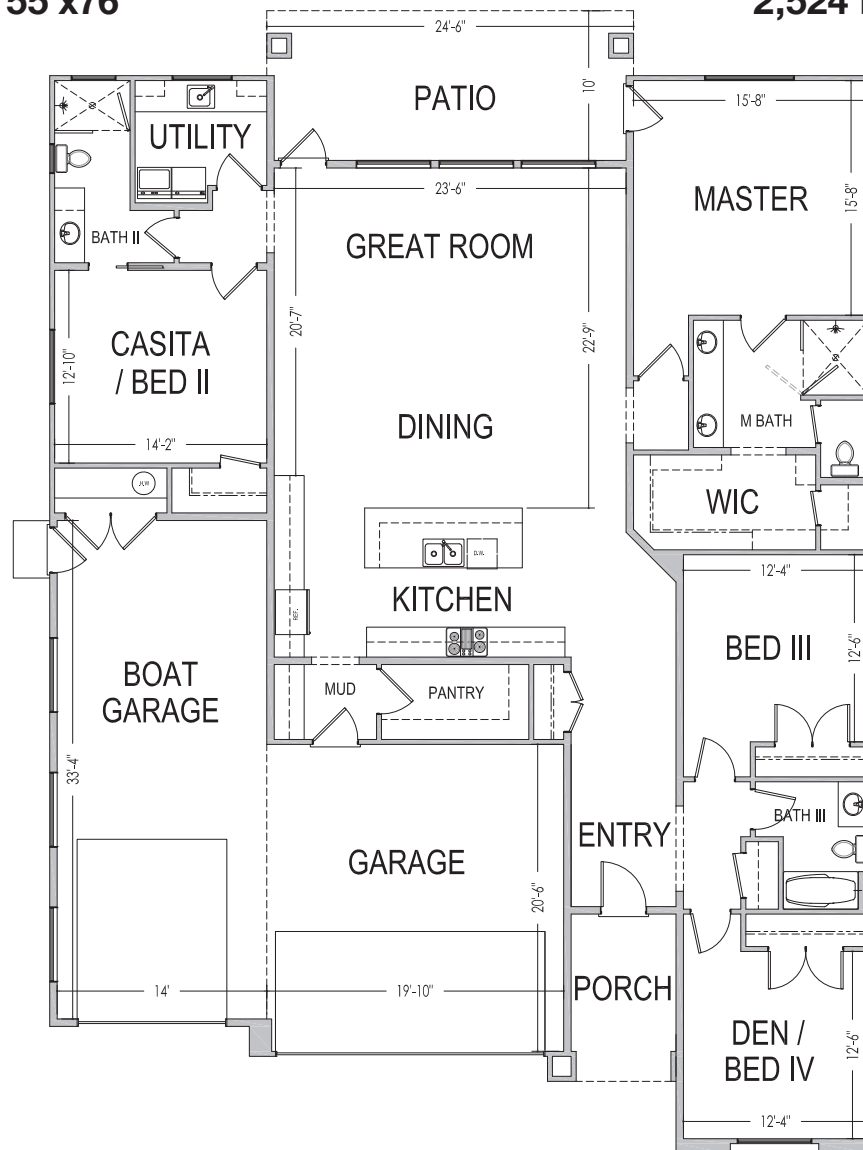
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6111 S. Half Dome Dr.
St. George, UT 84790



55'x76'

2,524 ft.²



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

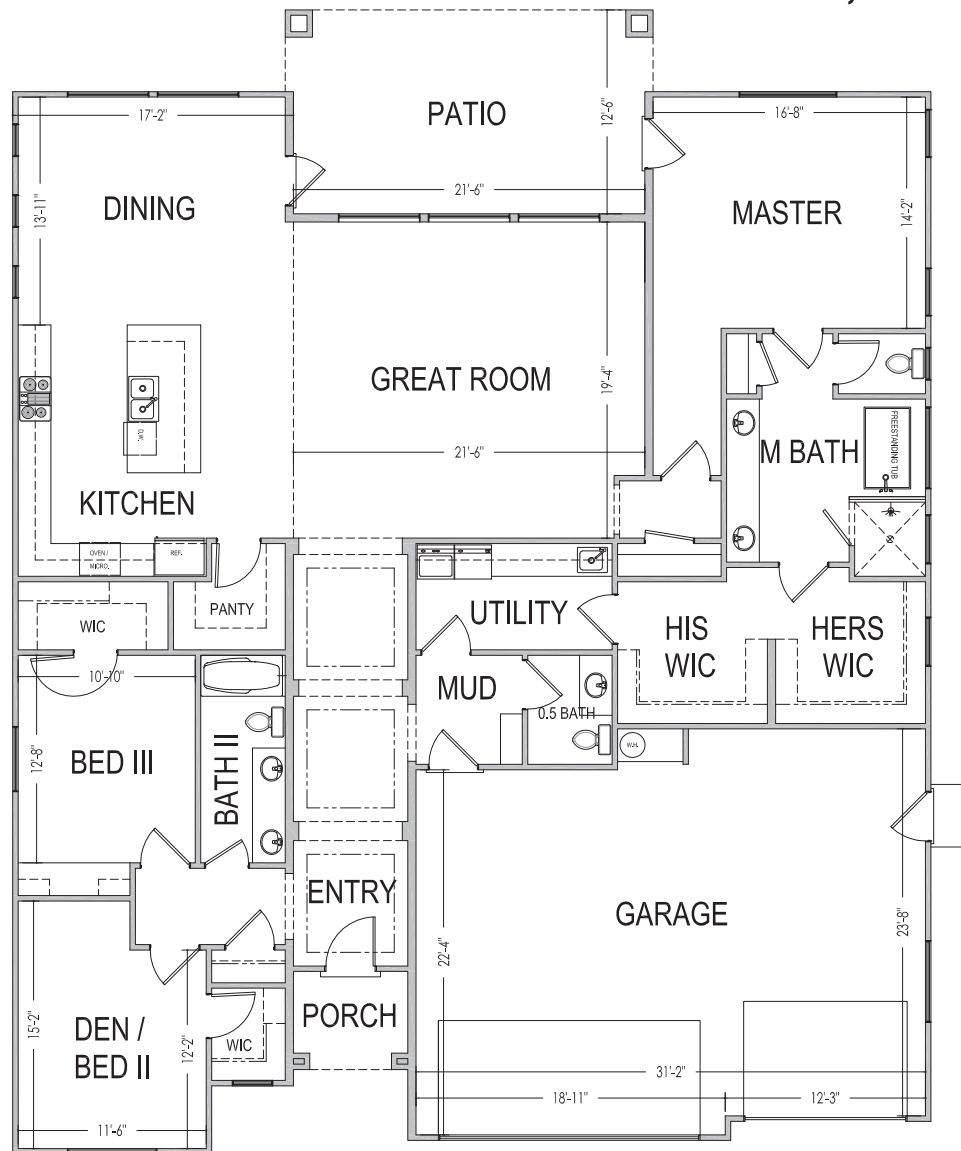
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6103 S. Half Dome Dr.
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56'x70'

2,594 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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