





LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
37	3386	2	5	4.5	3+RV	Move-In-Ready*	<b>CONTRACT</b>
38	2878	2	4+Den	3.5	3-RV	 MIR* + (Staged)	\$945,900*
39	3100	2	4+Den	3.5	3-Boat	 Move-In-Ready*	\$953,900*
41	2799	2	4+Den	3.5	3-Boat	Jul.'26*	CALL FOR PRICE*
51	4025	2	6+Den+Flex	4.5	3-RV	 MIR* + (Staged)	\$1,099,000*
53	2794	1	3+Casita	3	3-RV	 Move-In-Ready*	\$979,900*
61	3251	2	5+Den	4	3-Car	Sept.'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)
- Designer Selected Stained Knotty Alder Wood Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under Cabinet Lighting
- Under-Mount Composite Kitchen Sink with Garbage Disposal
- Air Switch for Disposal in Island
- Tile Kitchen Back Splash
- Delta® Plumbing Fixtures Throughout
- Tile Shower & Tub Surrounds with Deco Accent Tile
- Bathroom Hardware & Accessories
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Hard Floors in Entry, Great Room, Kitchen, Baths, Laundry, Walkways
- 8' Interior Doors
- Gas Fireplace with Blower in every 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 Dual Fuel**  
Above Industry Standard of 80% Furnace

- 50 Gallon Gas Water Heater
- 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
- Radiant Sheeting in the Attic
- 3 Car Garage with RV Garage options (as per plan)
- Synthetic Stucco Finish Coat
- Cultured Stone and Siding Accents (per elevation)
- Rain Gutters or Roof Drains (per elevation)
- **Front & Rear Yard Professional Landscaping**
- **Partial Rear Yard Cinder Block Walls**
- Fire Rated Gargage Entry Door
- 8' Fiberglass Stained Front Door
- Low Energy Dual Pane Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (per elevation)
- Dead Bolt Locks on All Exterior Doors
- Pre-Plumbed Soft Water Loop
- 8' Designer Selected Insulated Garage Doors With Openers

### CONNECTIVITY\*

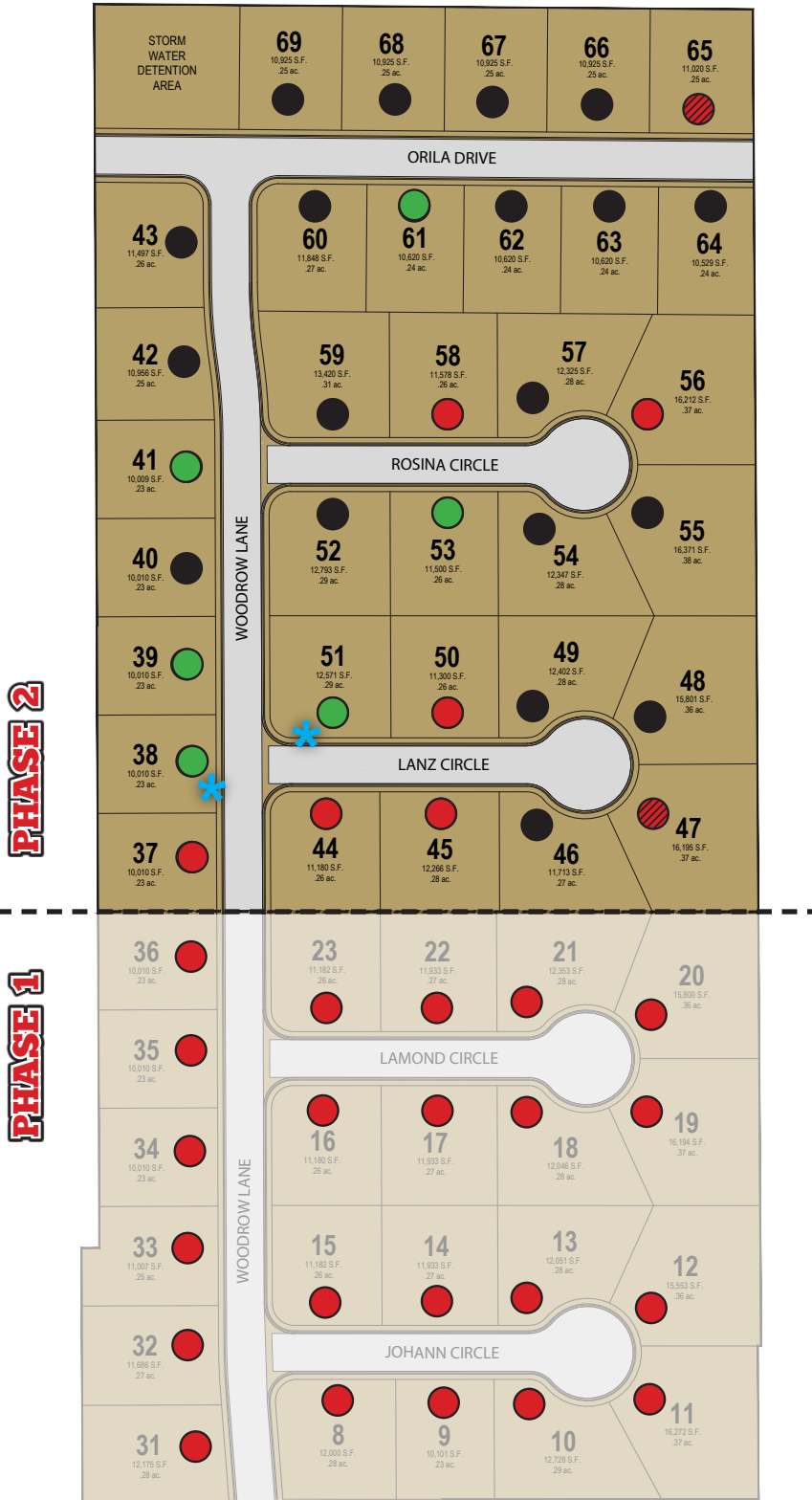
- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Optic Internet Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Prewire or Sleeved for Cable, 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: Shae Leonard**  
(435)668-3096 - shae@ssrealtysolutions.com





**PHASE 2**

**PHASE 1**

-  FOR SALE
-  FUTURE HOME
-  SOLD
-  DECORATED

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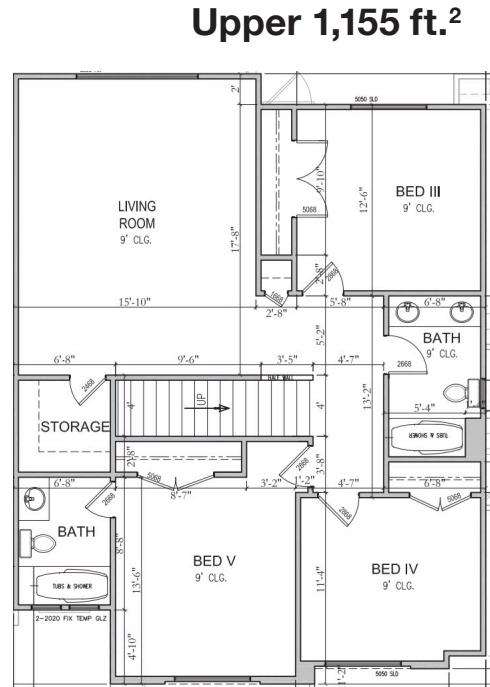
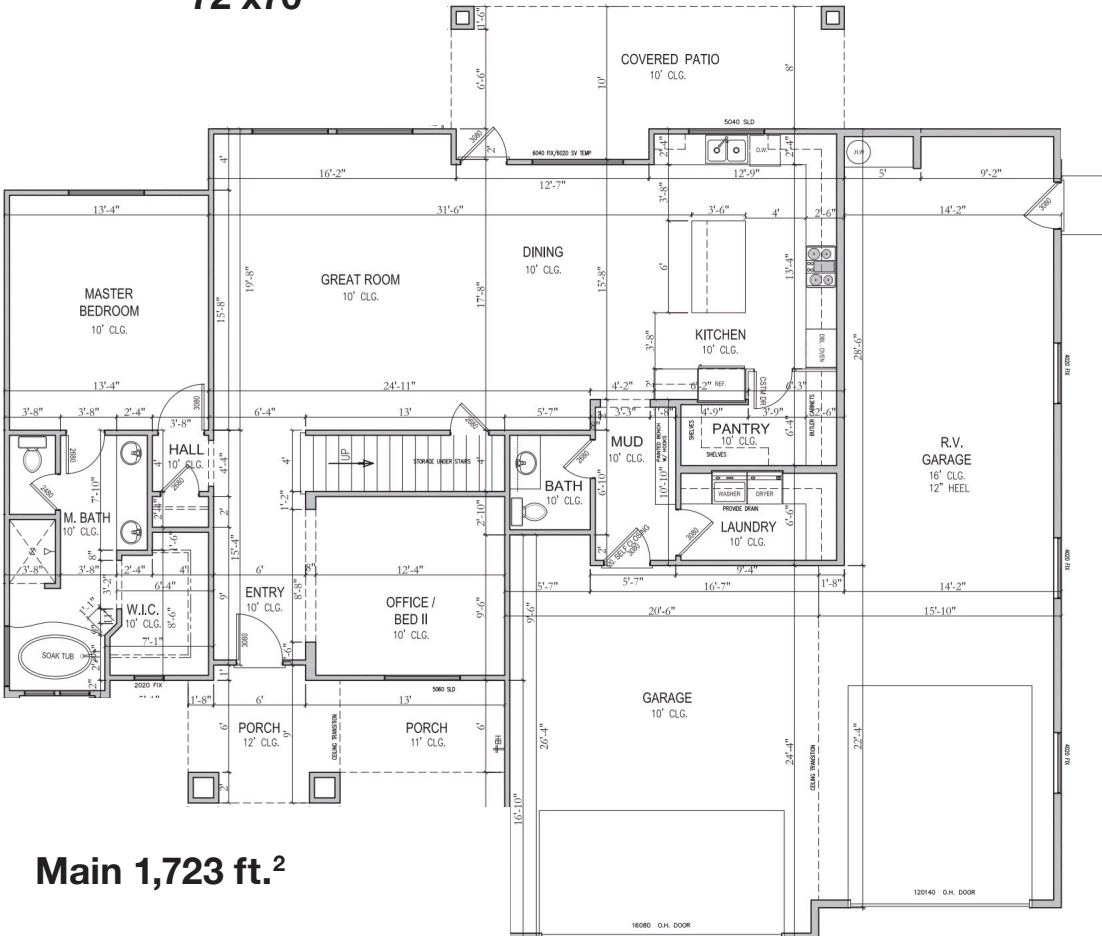
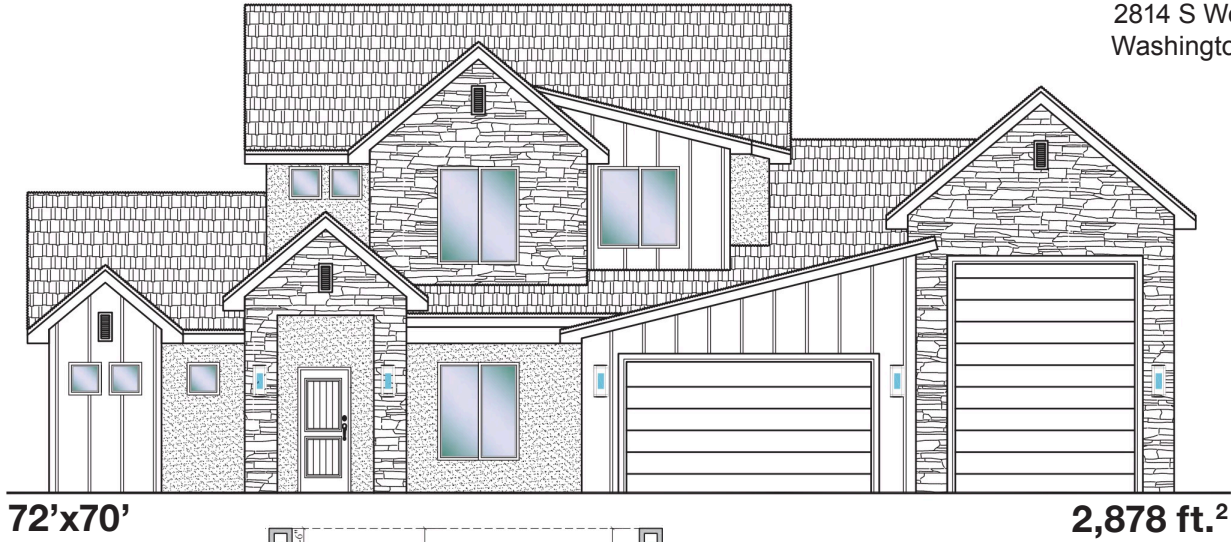




**#38 - FOR SALE\***  
 4 Bed+Den | 3.5 Bath | 3 Car-RV Garage

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

2814 S Woodrow Lane  
 Washington, UT 84780



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**#39 - FOR SALE\***  
 4 Bed + Den | 3.5 Bath | 3-Car Boat Garage

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

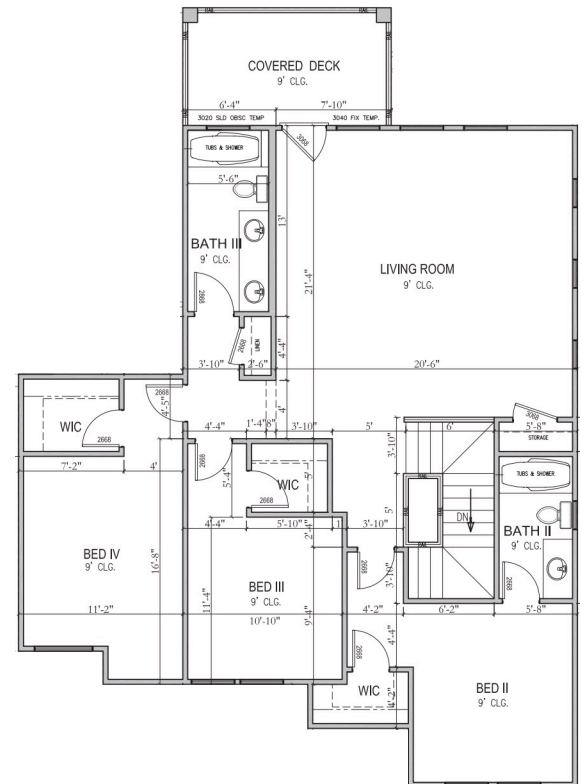
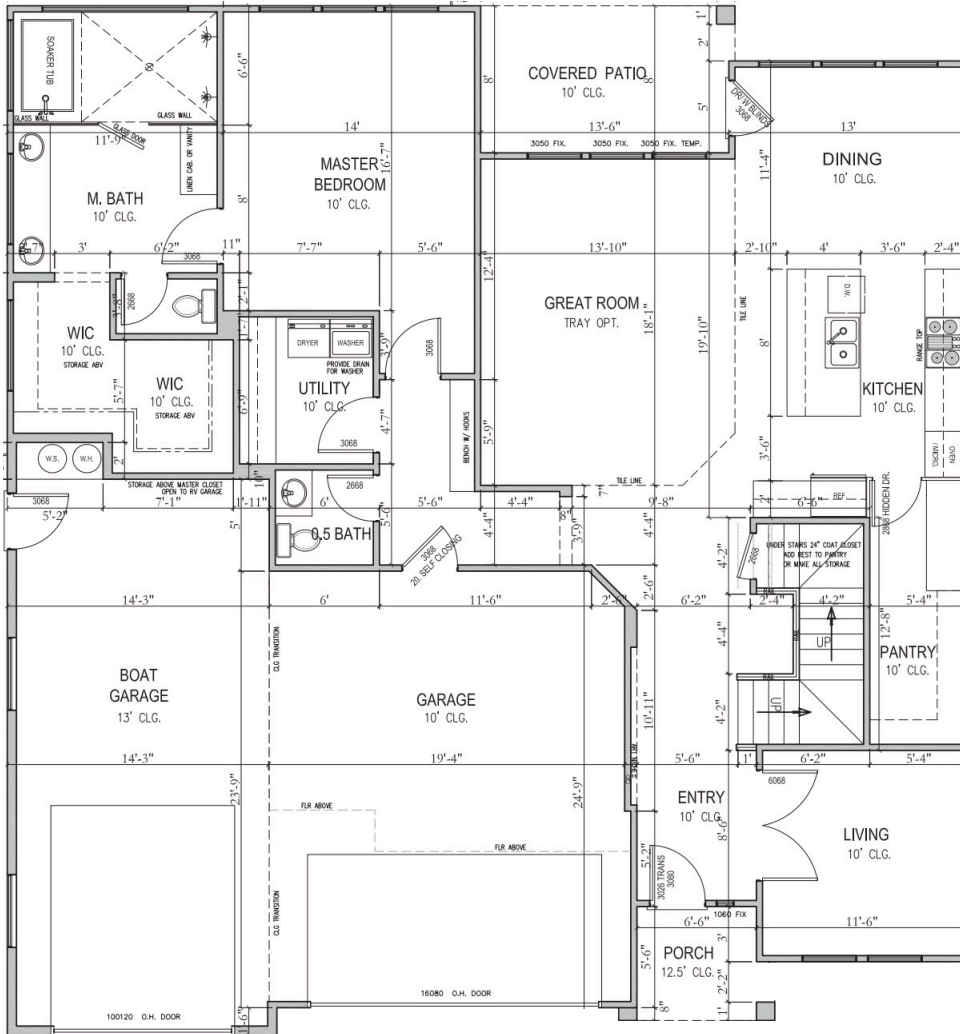
2794 S Woodrow Lane  
 Washington, UT 84780



52'x56'

3,100ft.<sup>2</sup>

Main 1,754ft.<sup>2</sup>  
 Upper 1,346ft.<sup>2</sup>



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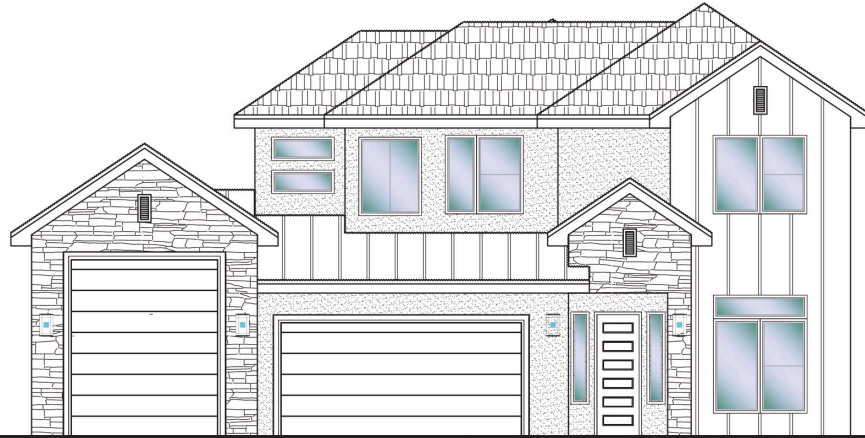




**#41 - FOR SALE\***  
 4 Bed + Den | 3.5 Bath | 3-Car Boat Garage

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

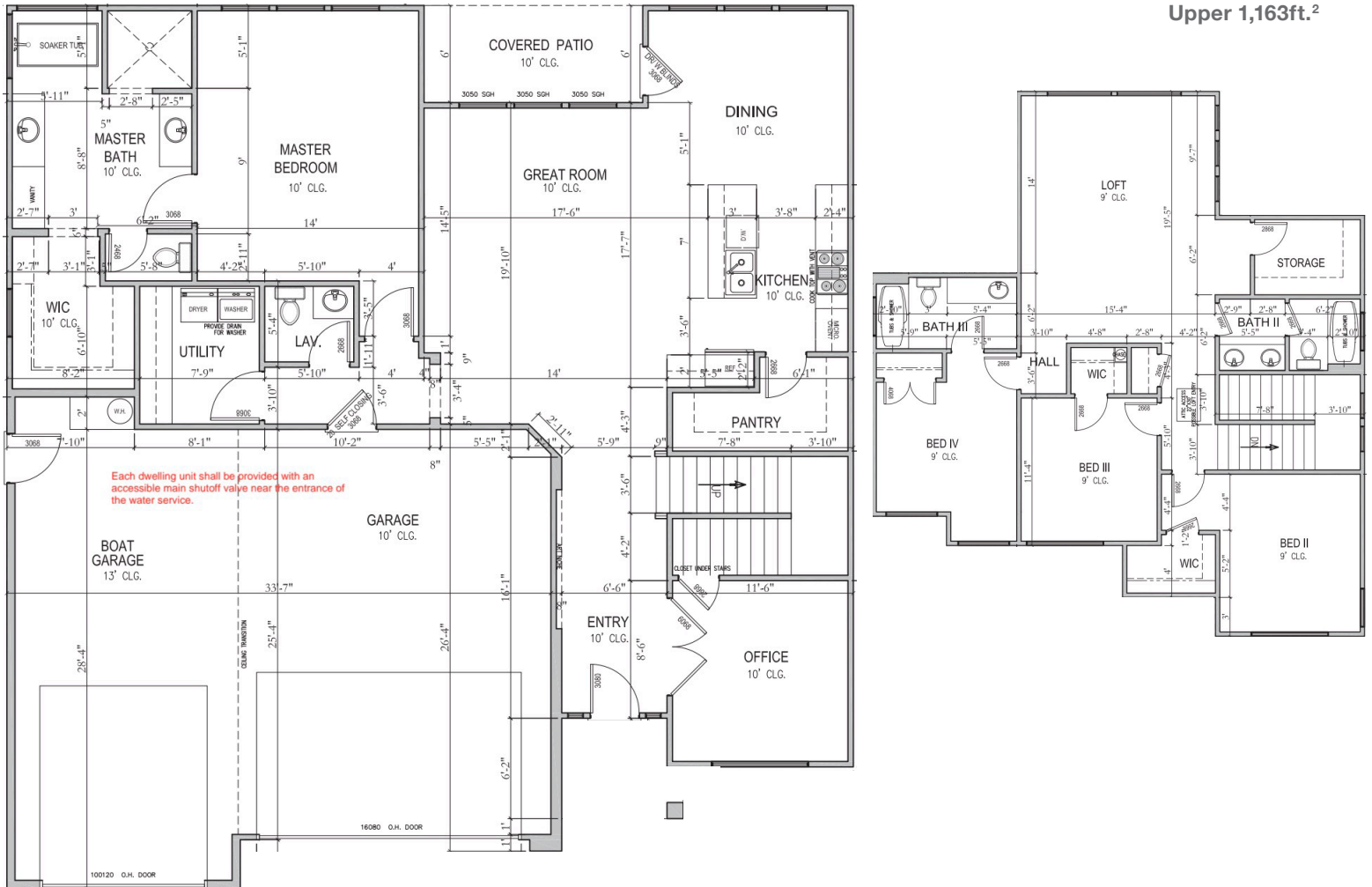
2758 S Woodrow Lane  
 Washington, UT 84780



52'x55'

2,799ft.<sup>2</sup>

Main 1,636ft.<sup>2</sup>  
 Upper 1,163ft.<sup>2</sup>



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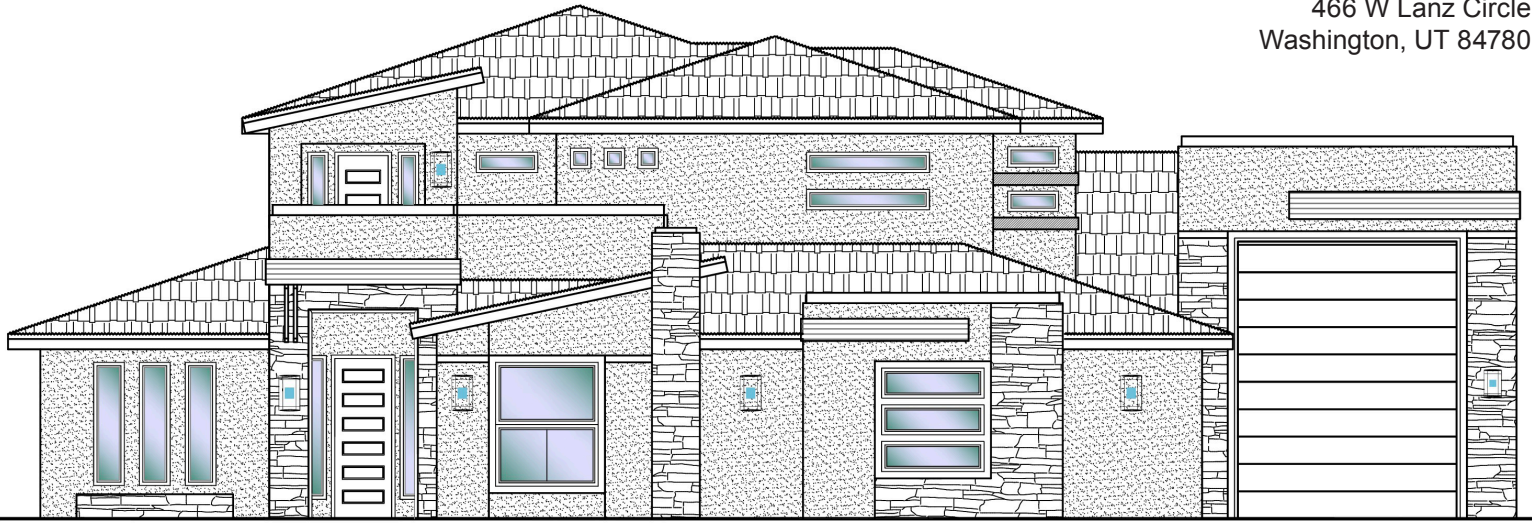




**#51 - FOR SALE\***  
 6 Bed+Den+Flex | 4.5 Bath | 3 Car-RV Garage

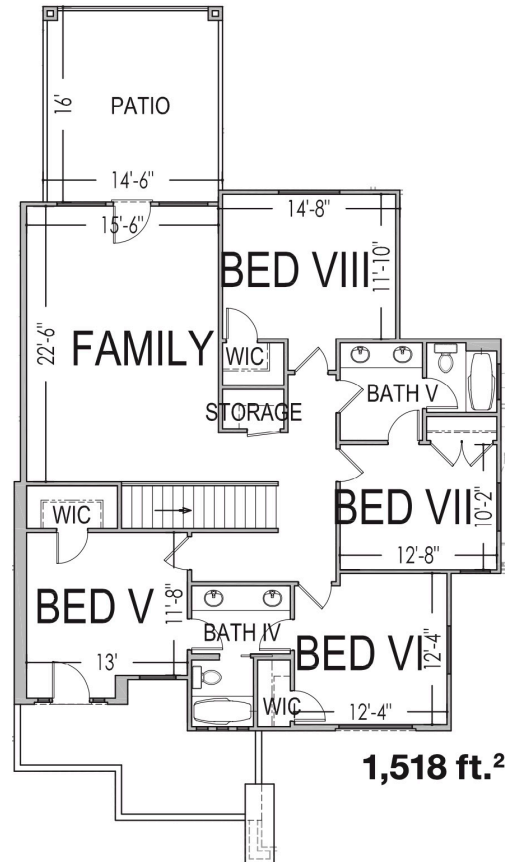
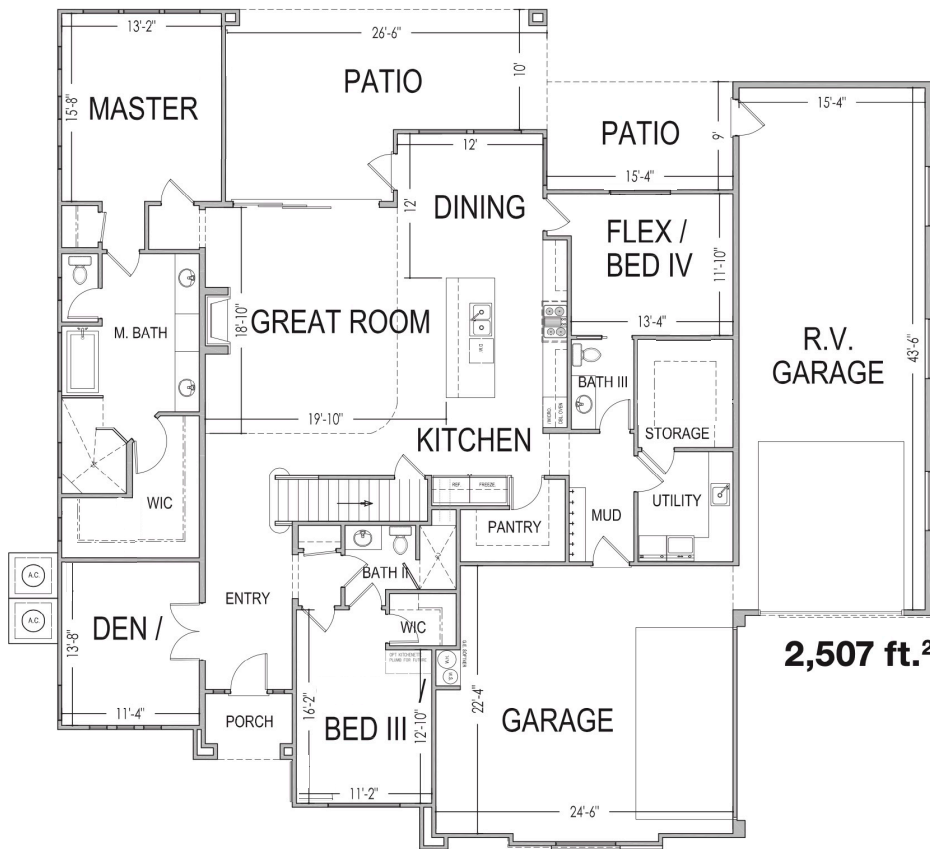
**S&S Homes**  
 www.sshomes.info

466 W Lanz Circle  
 Washington, UT 84780



72'x70'

4,025 ft.<sup>2</sup>



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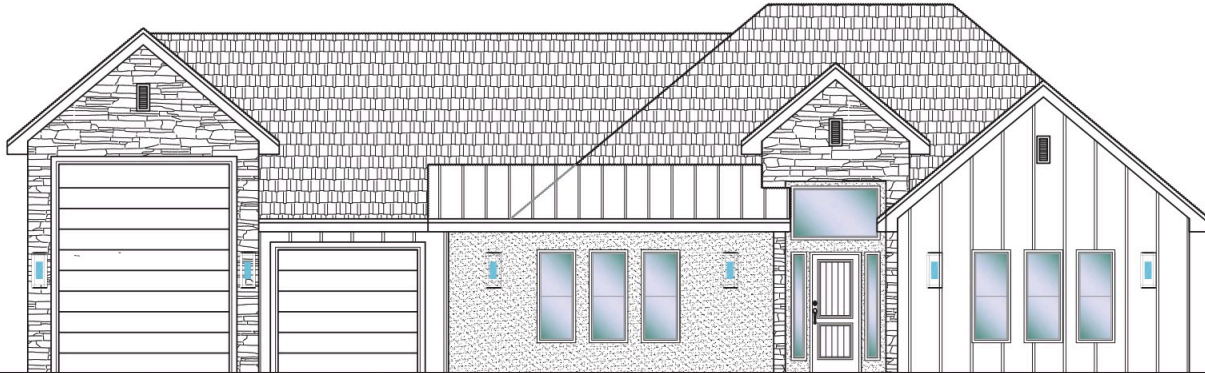




**#53 - FOR SALE\***  
 3 Bed + Casita | 3 Bath | 4 Car + RV Garage

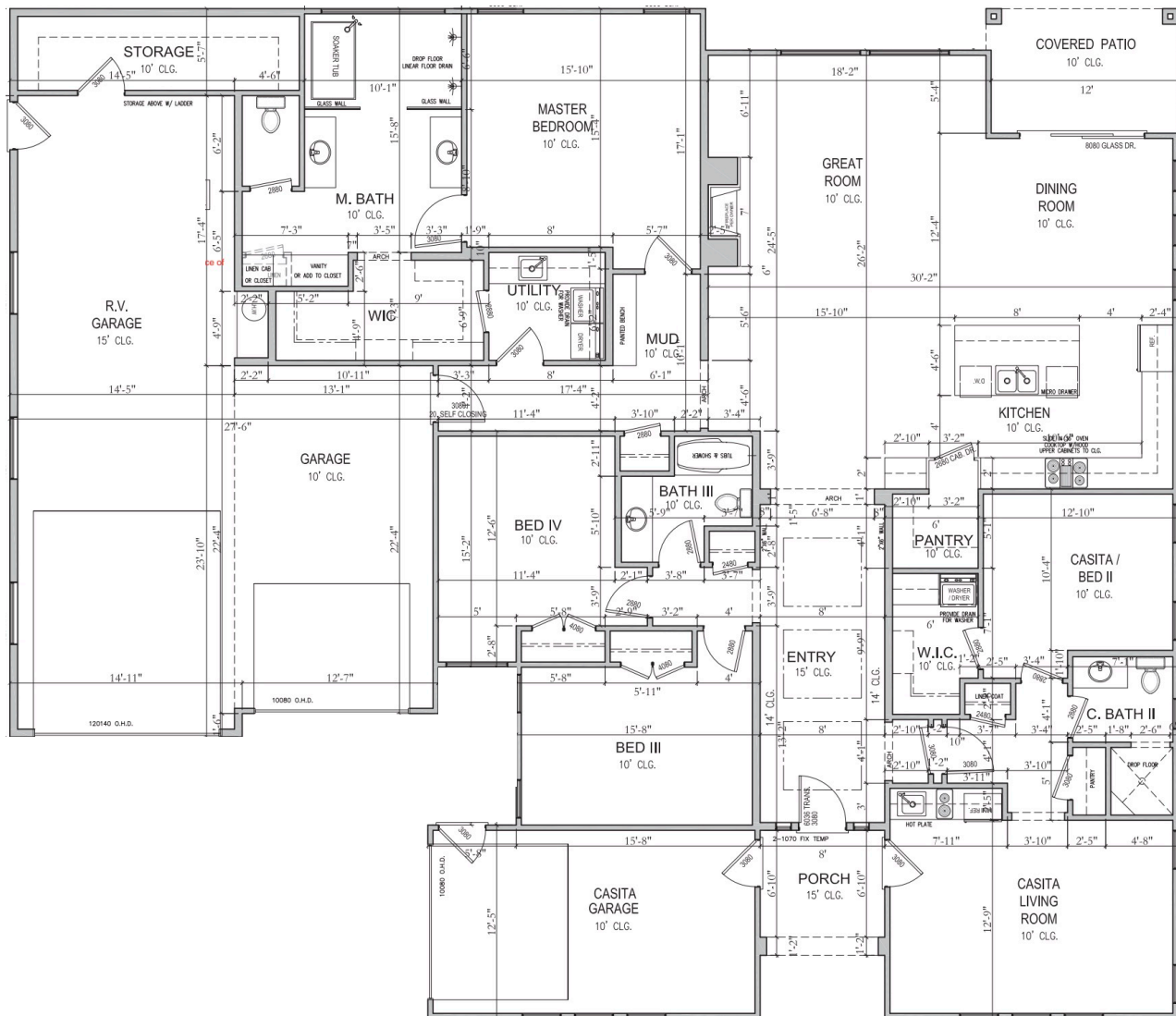
**S&S Homes**  
 www.sshomes.info

445 W Rosina Circle, Washington, UT 84780



65'x75'

2,794 ft.<sup>2</sup>



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MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
 SOLUTIONS



**#61 - FOR SALE\***  
 5 Bed + Den | 4 Bath | 3-Car Garage

**S&S Homes**

www.sshomes.info

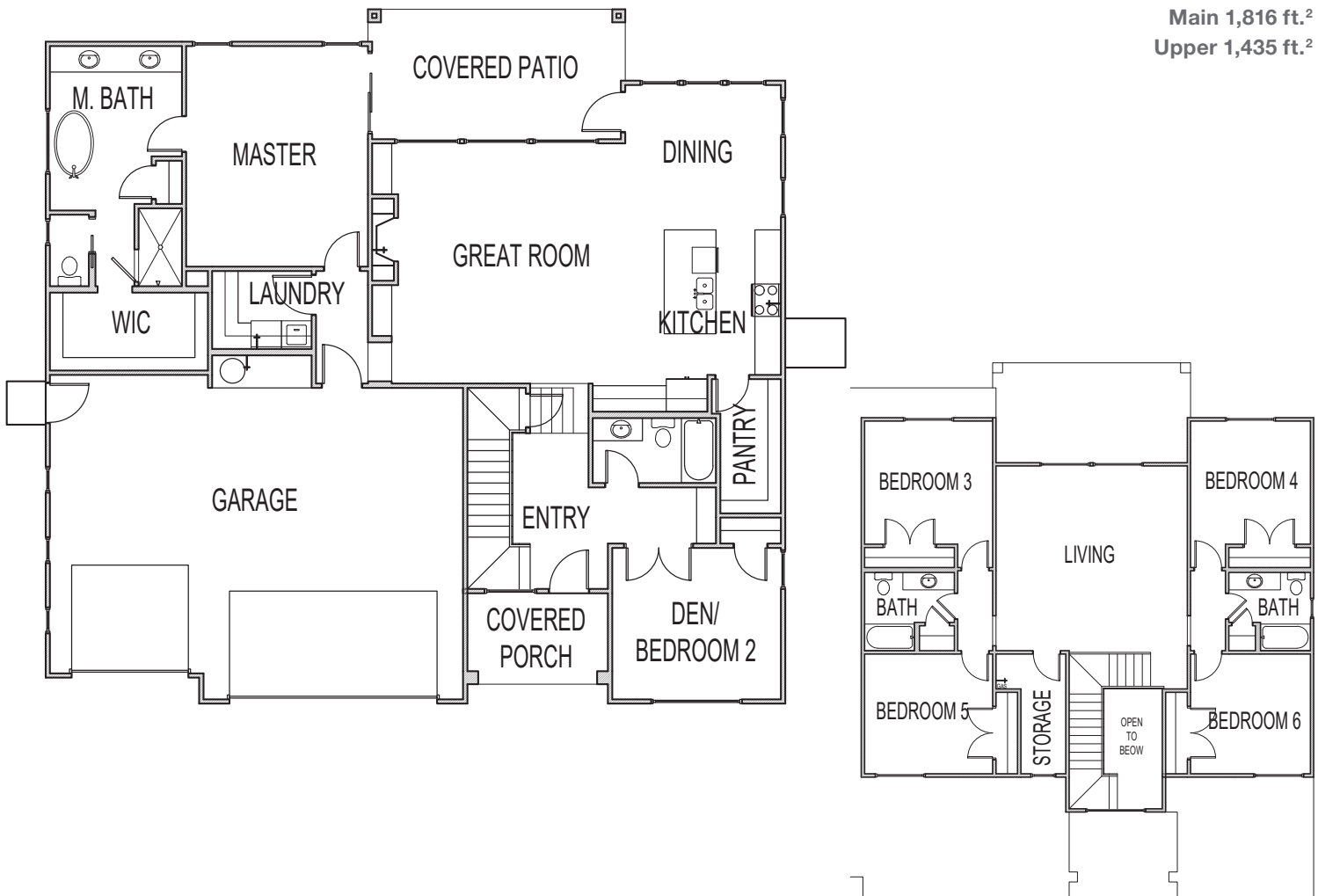
449 W Orilla Drive  
 Washington, UT 84780



57'x53.6'

3,251 ft.<sup>2</sup>

Main 1,816 ft.<sup>2</sup>  
 Upper 1,435 ft.<sup>2</sup>



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# HOME OWNER'S ASSOCIATION



## HOA Includes:

Landscape Maintenance of Storm Water Detention Area  
Administration / Management

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**Annual Total ..... \$250.00**

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

## Payable to:

**Franklin Fields 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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## UTILITY & COMMUNITY SERVICES

### ELECTRIC

**Dixie Power** (435) 673-3297  
145 W Brigham Road  
St. George, UT 84790  
www.dixiepower.com

### SEWER / WATER

**Washington City** (435) 656-6300  
111 N 100 E  
Washington, UT 84780  
www.washingtoncity.org  
Office: M-F 8am-5:00pm

### GAS

**Enbridge Gas** (800) 323-5517  
1155 E 350 N  
St. George, UT 84790  
www.enerbridgegas.com

### POST OFFICE

**Washington City Post Office** (435) 673-9297  
25 W Telegraph Street (800) 275-8777  
Washington, UT 84780  
Office: M-F 9am-5pm / Sat 10am-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

121 W Tabernacle  
St. George, UT 84770  
www.washk12.org  
Office: M-F 7:30am-4pm

(435) 673-3553

### ELEMENTARY SCHOOL

#### Riverside Elementary

2500 S Harvesst Lane  
Washington, UT 84780  
www.res.washk12.org

(435) 652-4760

### INTERMEDIATE SCHOOL

#### Washington Fields Intermediate

322 W 3090 S  
Washington, UT 84780  
www.wfis.washk12.org

(435) 634-7020

### MIDDLE SCHOOL

#### Crimson Cliffs Middle

4280 S Crimson Cliffs Way  
Washington, UT 84780  
www.ccms.washk12.org

(435) 634-7010

### HIGH SCHOOL

#### Crimson Cliffs High

4430 S Crimson Cliffs Way  
Washington, UT 84780  
www.cchs.washk12.org

(435) 634-7015