

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
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	Move-In-Ready*	\$898,000*
51	4025	2	6+Den+Flex	4.5	3-RV	MIR* + (Staged)	CONTRACT
53	2794	1	3+Casita	3	3-RV	Move-In-Ready*	\$979,900*
56	4300	2	5+Den	4.5	3-RV	Oct.'26*	CONTRACT
58	3350	1	4+Den	3.5	3-RV	Aug.'26*	CONTRACT
61	3251	2	5+Den	4	3-Car	Sept.'26*	\$945,000*

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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*

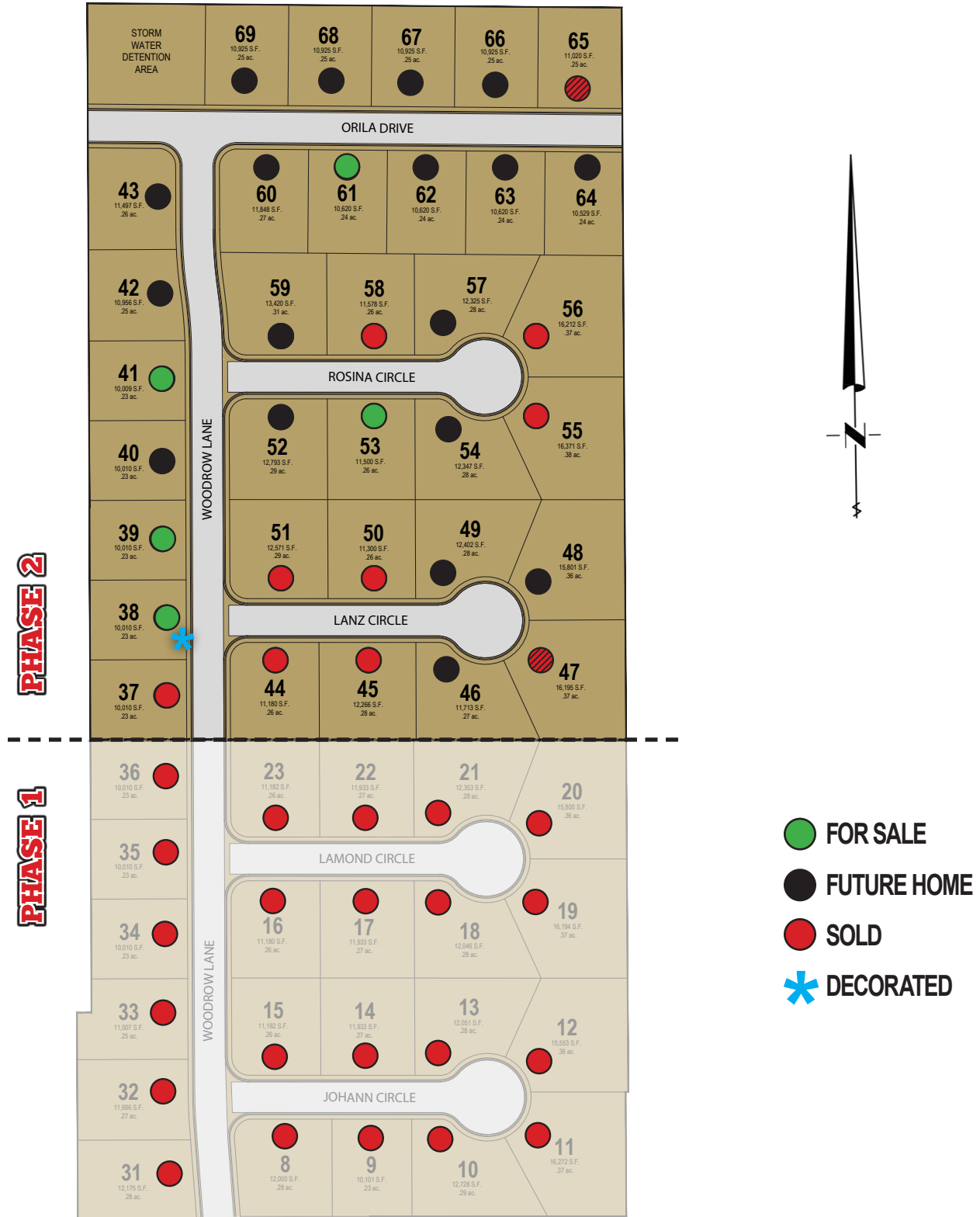
- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Optic Internet Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Prewire or Sleeved for Cable, 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
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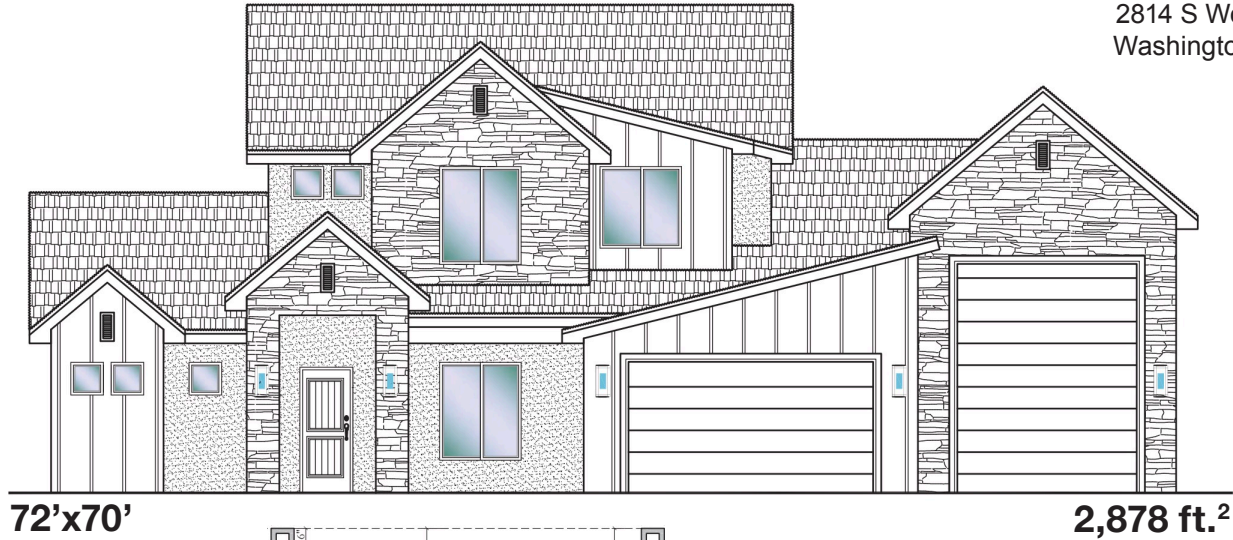




#38 - FOR SALE*
4 Bed+Den | 3.5 Bath | 3 Car-RV Garage

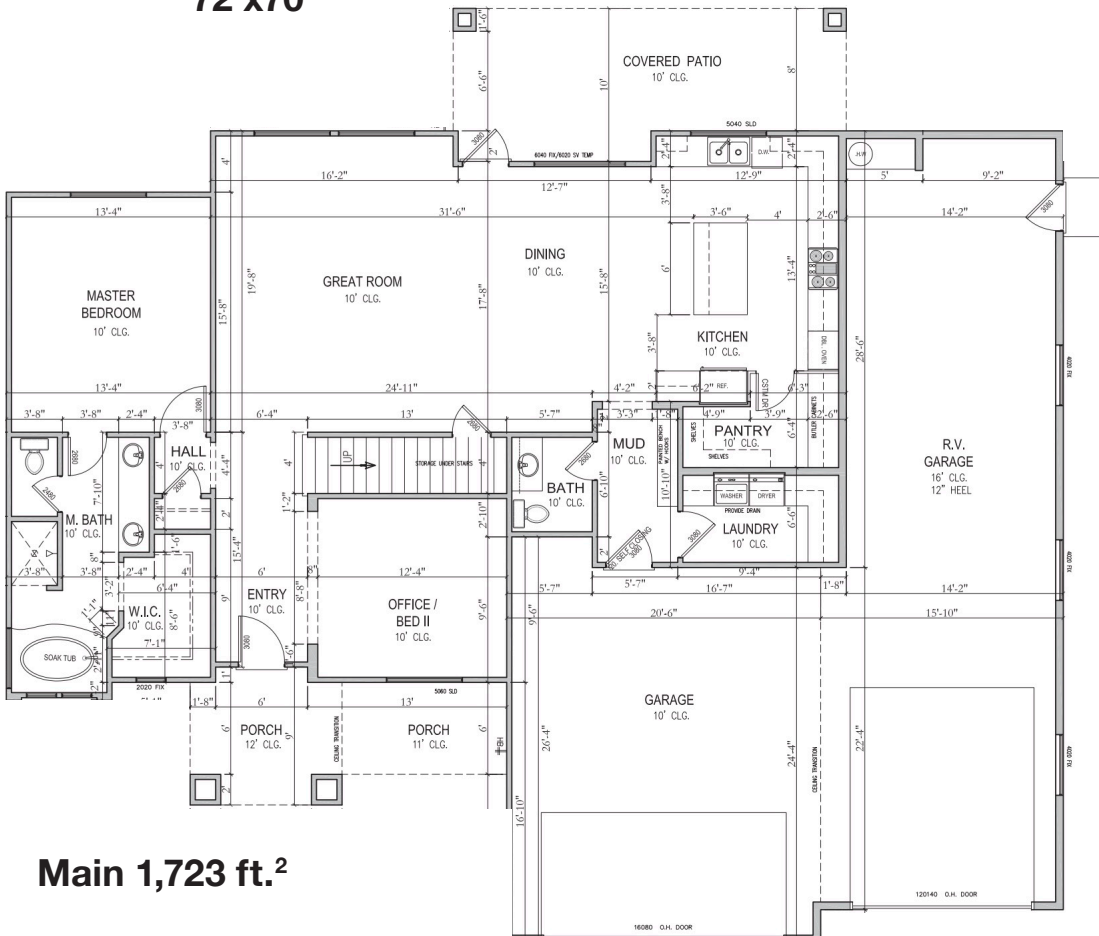
S&S Homes
www.sshomes.info

2814 S Woodrow Lane
Washington, UT 84780



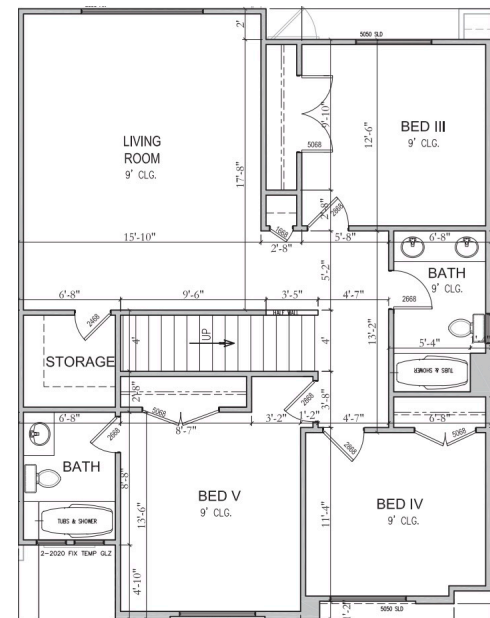
72'x70'

2,878 ft.²



Main 1,723 ft.²

Upper 1,155 ft.²



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MULTIPLE LISTING SERVICE
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SOLUTIONS

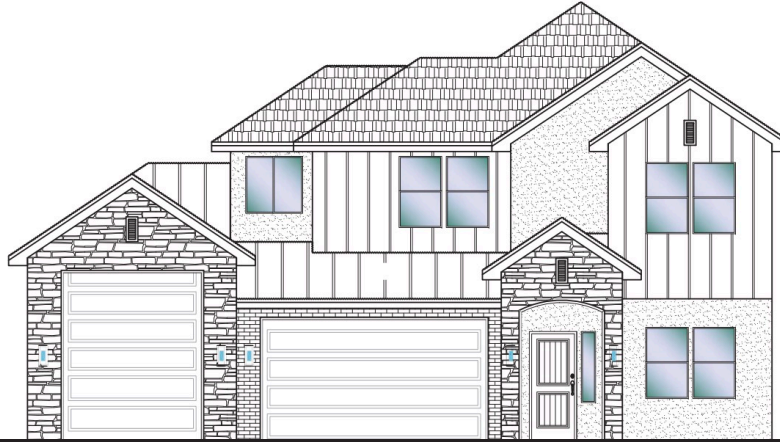




#39 - FOR SALE*
4 Bed + Den | 3.5 Bath | 3-Car Boat Garage

S&S Homes
www.sshomes.info

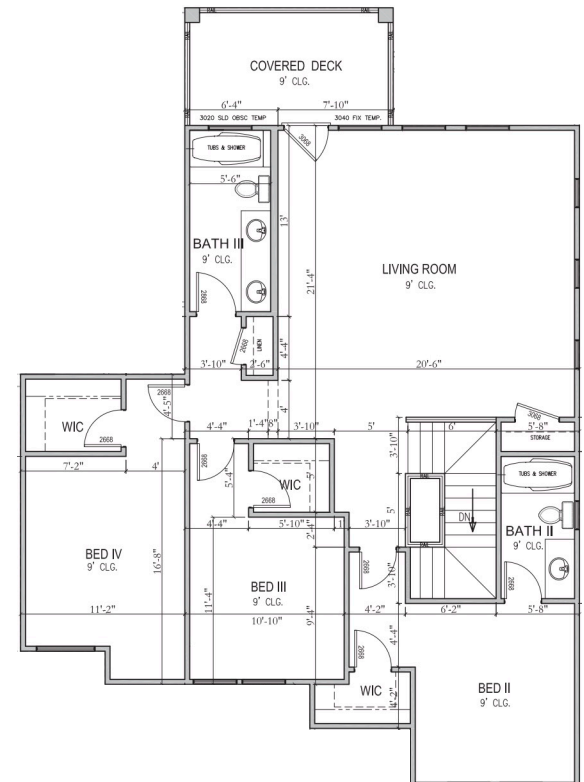
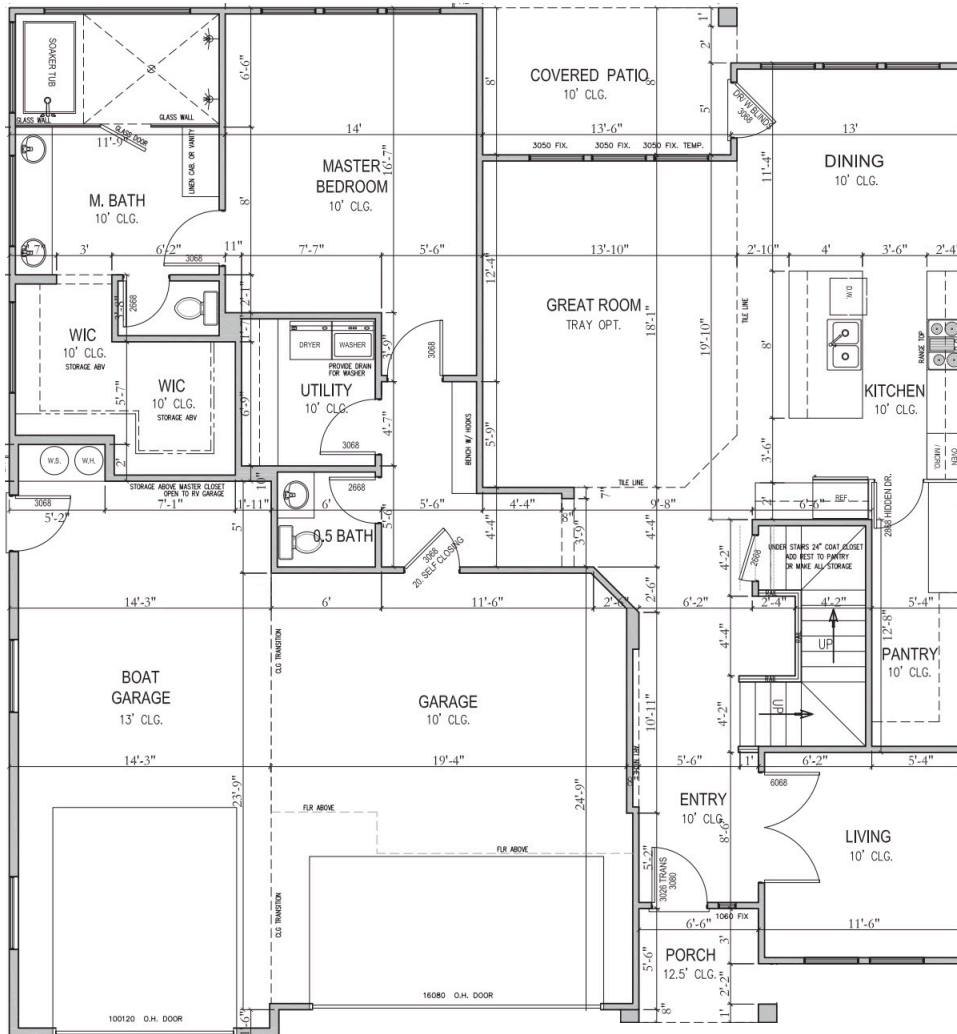
2794 S Woodrow Lane
Washington, UT 84780



52'x56'

3,100ft.²

Main 1,754ft.²
Upper 1,346ft.²



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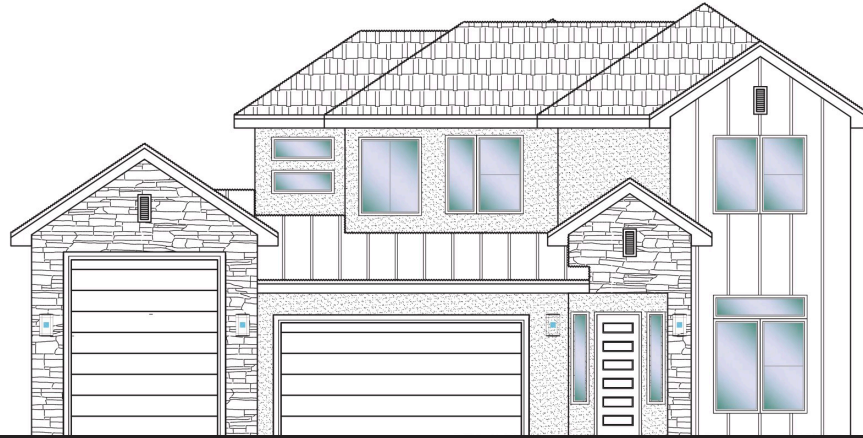




#41 - FOR SALE*
4 Bed + Den | 3.5 Bath | 3-Car Boat Garage

S&S Homes
www.sshomes.info

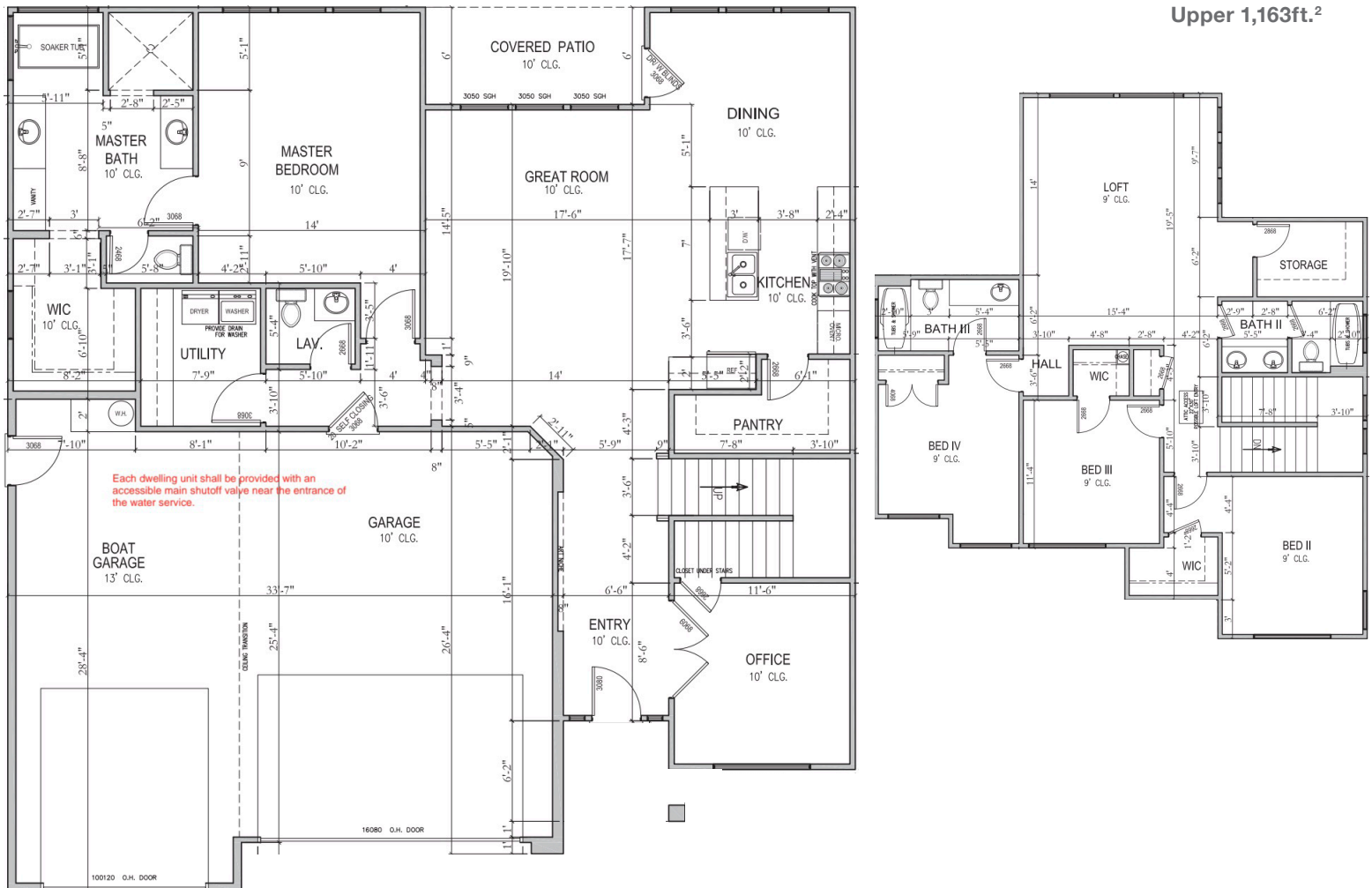
2758 S Woodrow Lane
Washington, UT 84780



52'x55'

2,799ft.²

Main 1,636ft.²
Upper 1,163ft.²



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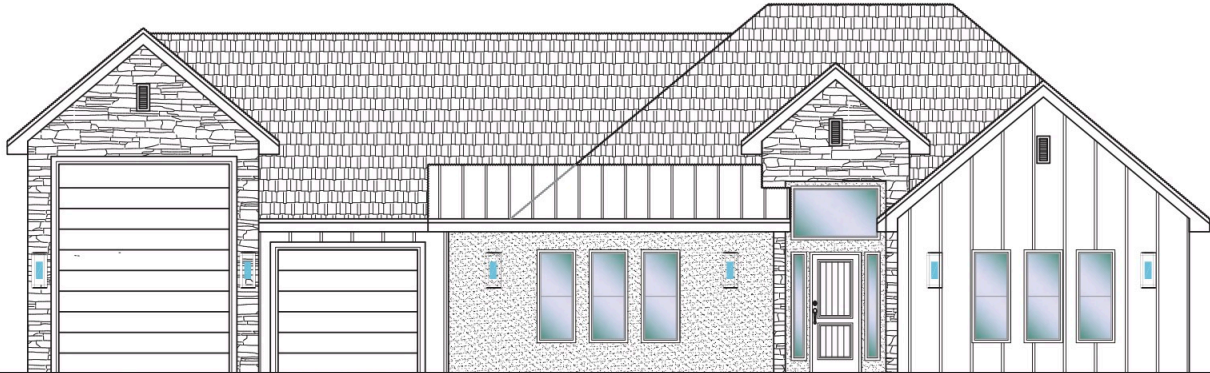




#53 - FOR SALE*
3 Bed + Casita | 3 Bath | 4 Car + RV Garage

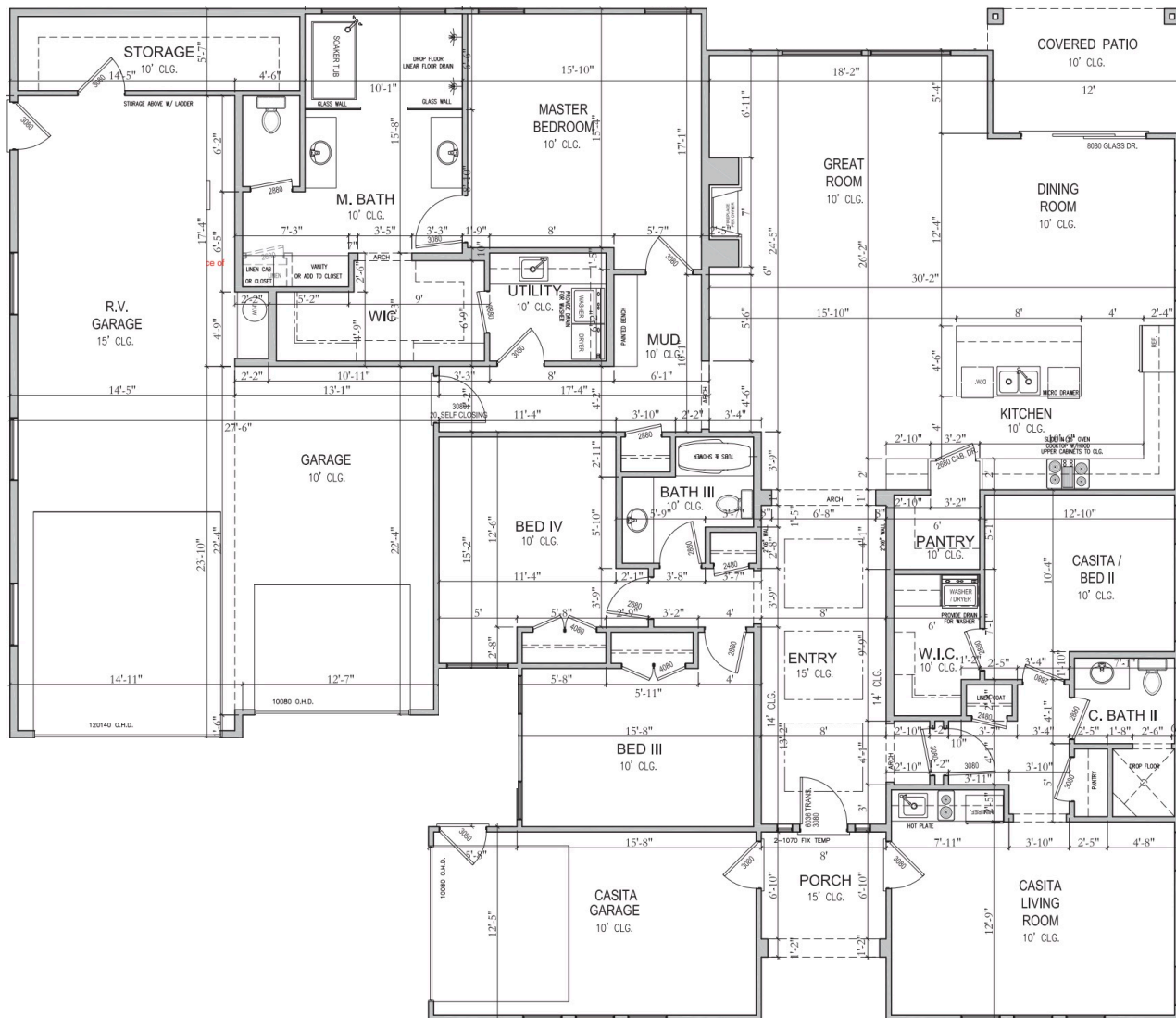
S&S Homes
www.sshomes.info

445 W Rosina Circle, Washington, UT 84780



65'x75'

2,794 ft.²



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

S&S Homes
www.sshomes.info

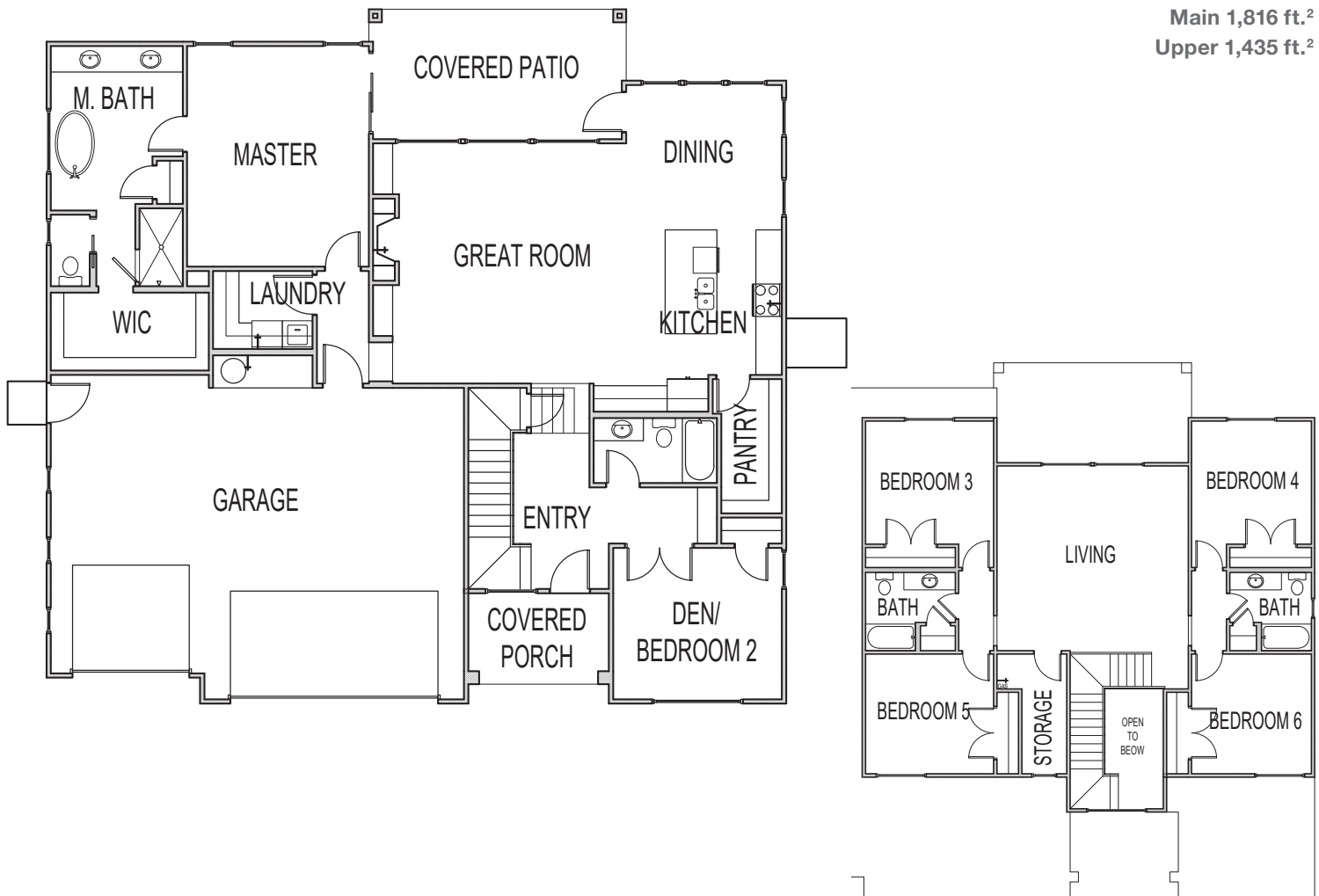
449 W Orilla Drive
Washington, UT 84780



57'x53.6'

3,251 ft.²

Main 1,816 ft.²
Upper 1,435 ft.²



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HOME OWNER'S ASSOCIATION



HOA Includes:

Landscape Maintenance of Storm Water Detention Area
Administration / Management

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 Pre-Installed Fiber

(435) 674-0165

Direct: Heather or Kenzi

(435) 656-4800

Quantum Fiber (AT&T)

(833) 250-6306

Direct: Mandy

(971) 508-8267

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

Riverside Elementary

(435) 652-4760

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

INTERMEDIATE SCHOOL

Washington Fields Intermediate

(435) 634-7020

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

MIDDLE SCHOOL

Crimson Cliffs Middle

(435) 634-7010

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

HIGH SCHOOL

Crimson Cliffs High

(435) 634-7015

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