FRANKLIN FIELDS

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

11/06/2026

S&S Homes
www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
38	2878	2	4+Den	3.5	3-RV	Move-In-Ready*	CONTRACT
39	3100	2	4+Den	3.5	3-Boat	MIR* + STAGED	$909,000*
41	2799	2	4+Den	3.5	3-Boat	Move-In-Ready*	$859,000*
48	3924	1.5	5+Den	4.5	3-RV	Feb.'27*	CALL FOR PRICE*
53	2794	1	3+Casita	3	3-RV	MIR* + STAGED	$959,000*
56	4300	2	5+Den	4.5	3-RV	Move-In-Ready*	CONTRACT
61	3251	2	5+Den	4	3-Car	Move-In-Ready*	$929,000*
69	2985	2	4+Den	3.5	3-RV	Apr.'27*	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.**



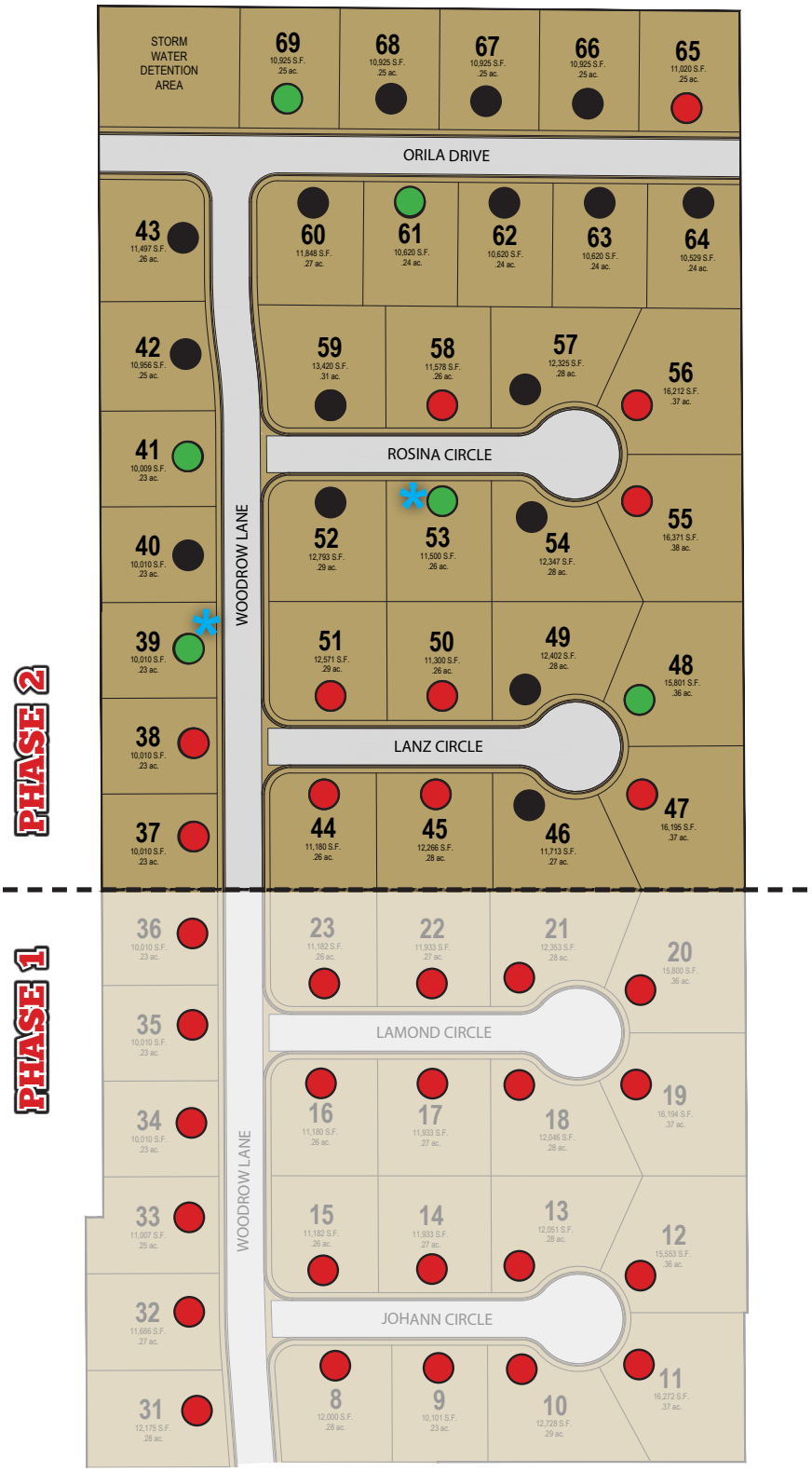
Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

REALTOR® MULTIPLE LISTING SERVICE MLS EQUAL HOUSING OPPORTUNITY S&S Realty SOLUTIONS

FRANKLIN FIELDS

PLAT MAP

S&S Homes
www.sshomes.info



FOR SALE

FUTURE HOME

SOLD

DECORATED

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FRANKLIN FIELDS

#39 - FOR SALE*

4 Bed + Den | 3.5 Bath | 3-Car Boat Garage

S&S Homes
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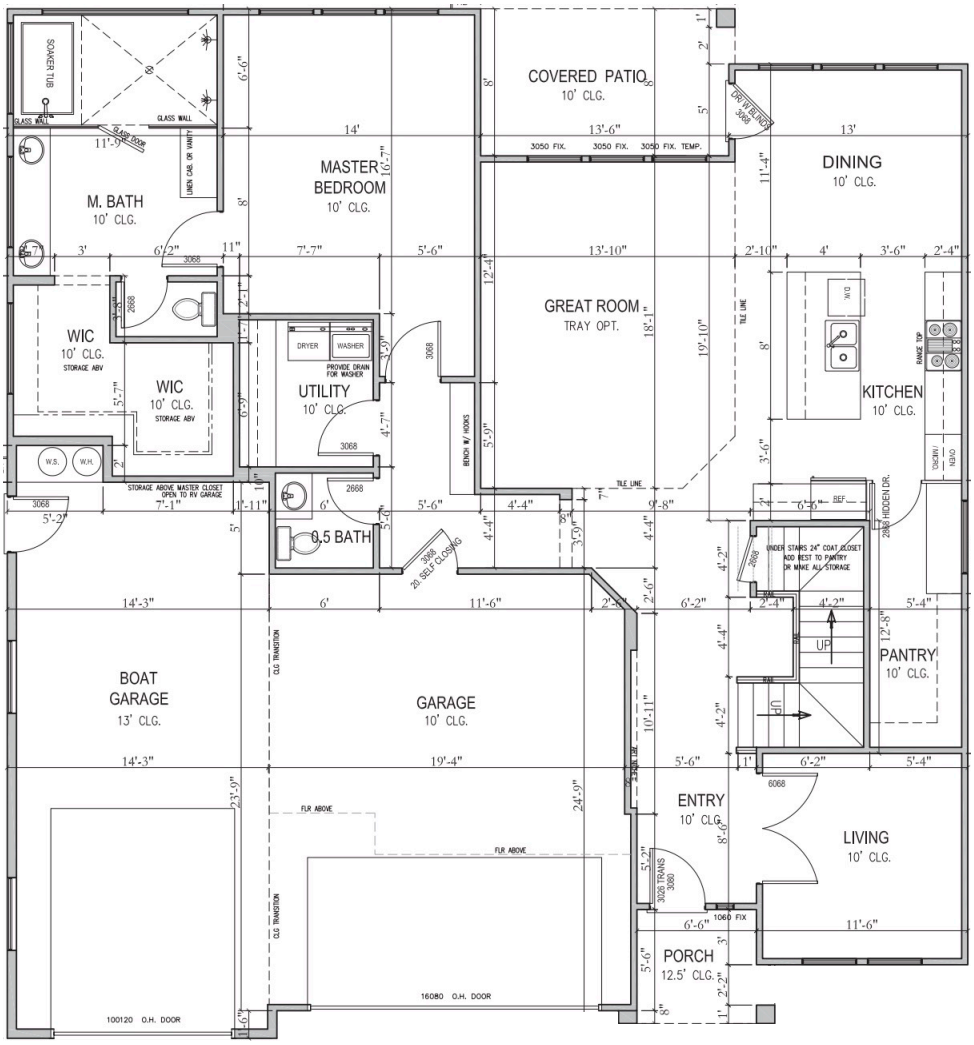
2794 S Woodrow Lane
Washington, UT 84780

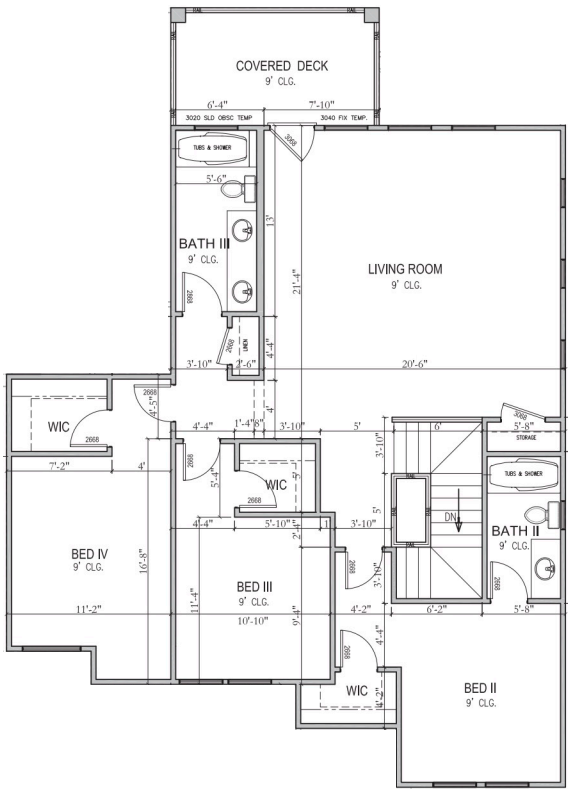


52'x56'

3,100ft.²

Main 1,754ft.²
Upper 1,346ft.²





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FRANKLIN FIELDS

#41 - FOR SALE*

4 Bed + Den | 3.5 Bath | 3-Car Boat Garage

S&S Homes
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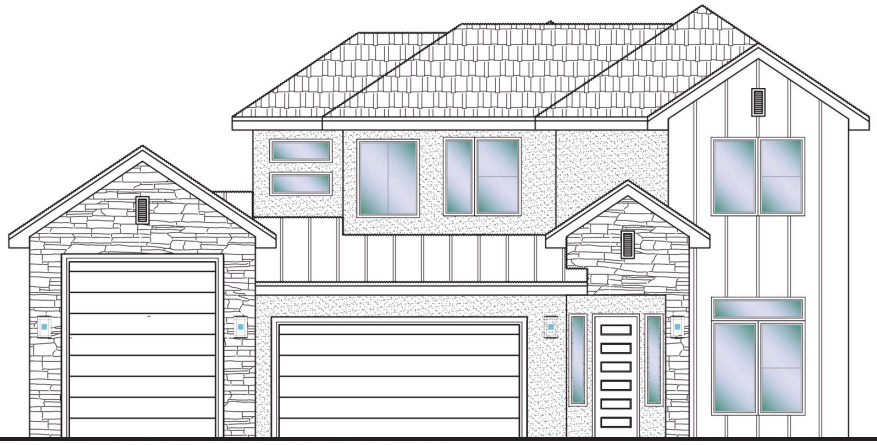
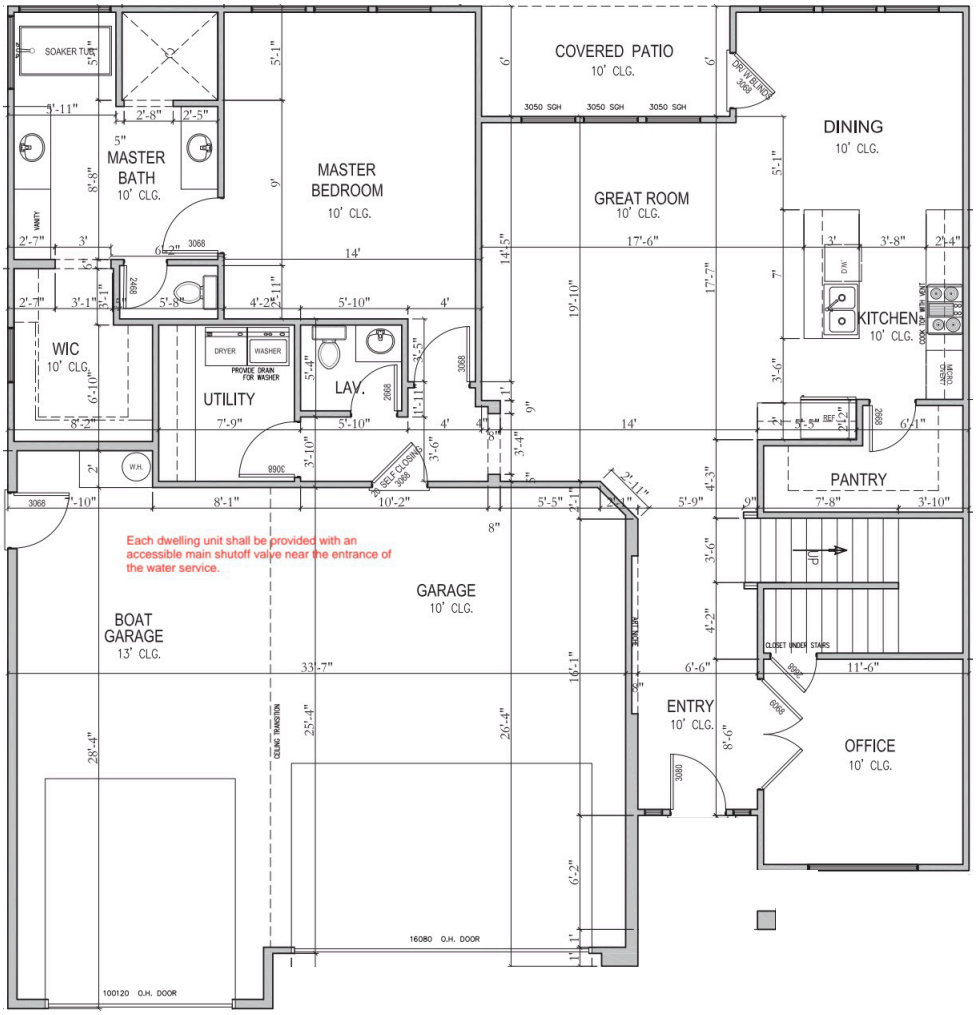
2758 S Woodrow Lane
Washington, UT 84780

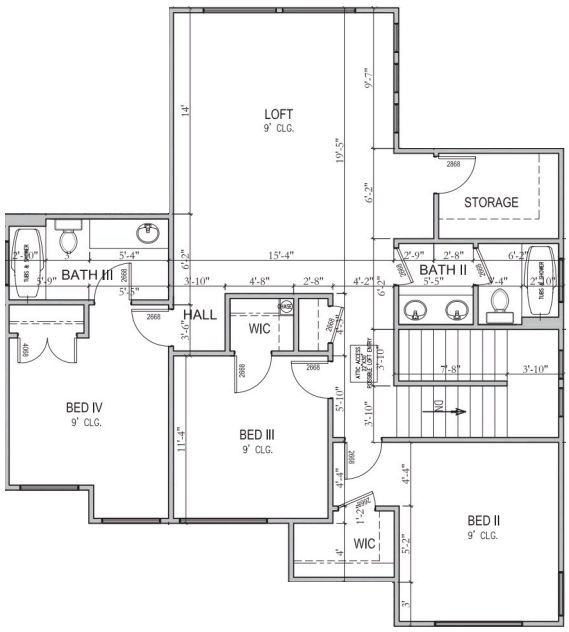


52'x55'

2,799ft.²

Main 1,636ft.²
Upper 1,163ft.²





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FRANKLIN FIELDS

#48 - FOR SALE*

5 Bed + Den | 4.5 Bath | 3-Car RV Garage

S&S Homes
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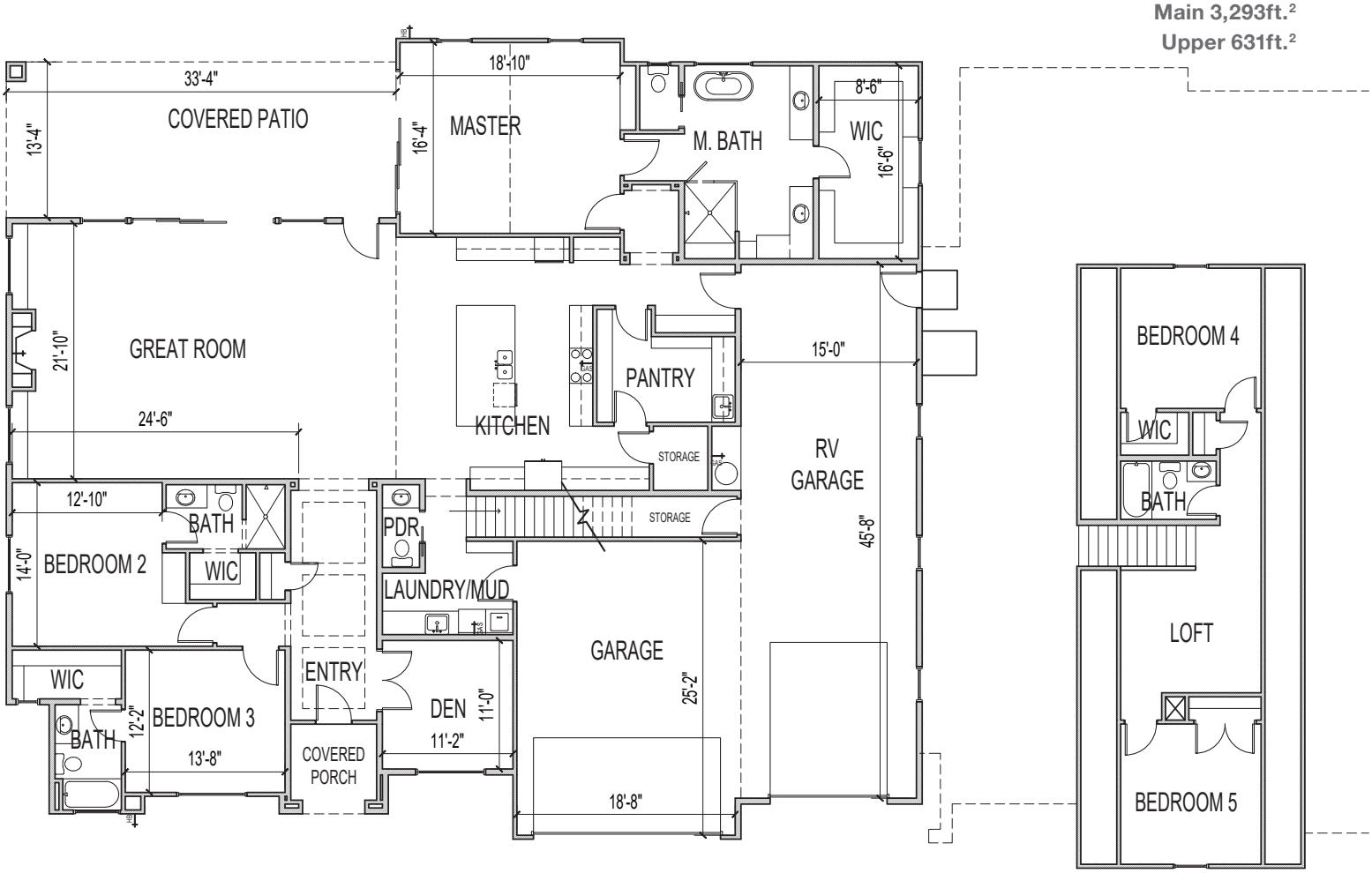
414 W Lanz Circle
Washington, UT 84780



78’4”x68’6”

3,924ft.²

Main 3,293ft.²
Upper 631ft.²



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REALTOR® MULTIPLE LISTING SERVICE MLS EQUAL HOUSING OPPORTUNITY S&S Realty SOLUTIONS

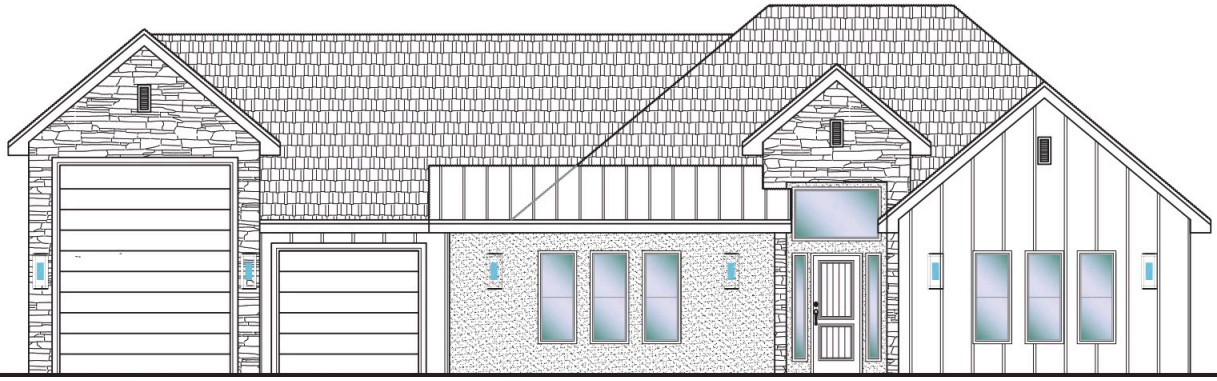
FRANKLIN FIELDS

#53 - FOR SALE*

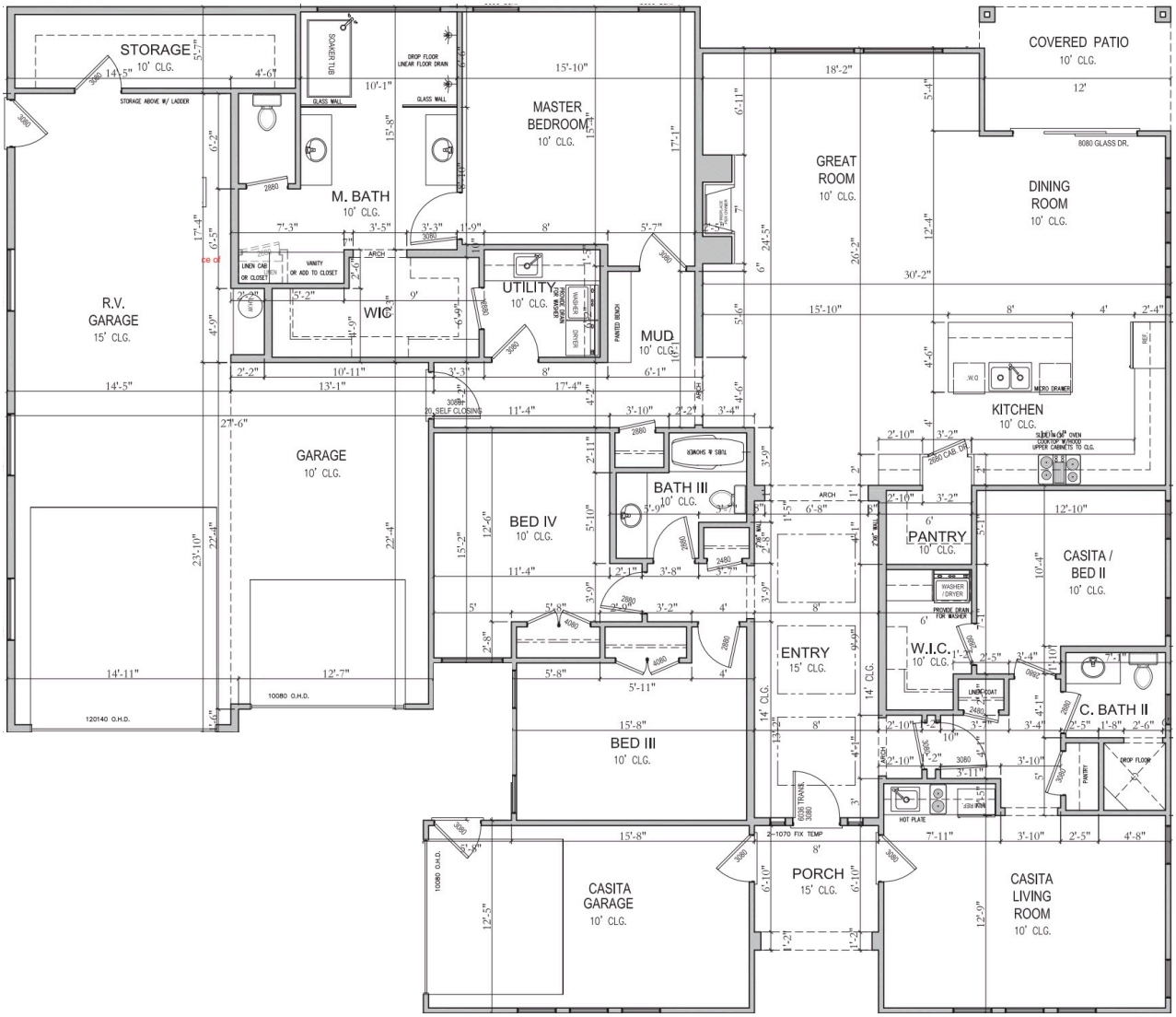
3 Bed + Casita | 3 Bath | 4 Car + RV Garage

S&S Homes
www.sshomes.info

445 W Rosina Circle, Washington, UT 84780



65'x75' **2,794 ft.²**



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FRANKLIN FIELDS

#61 - FOR SALE*

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

S&S Homes
www.sshomes.info

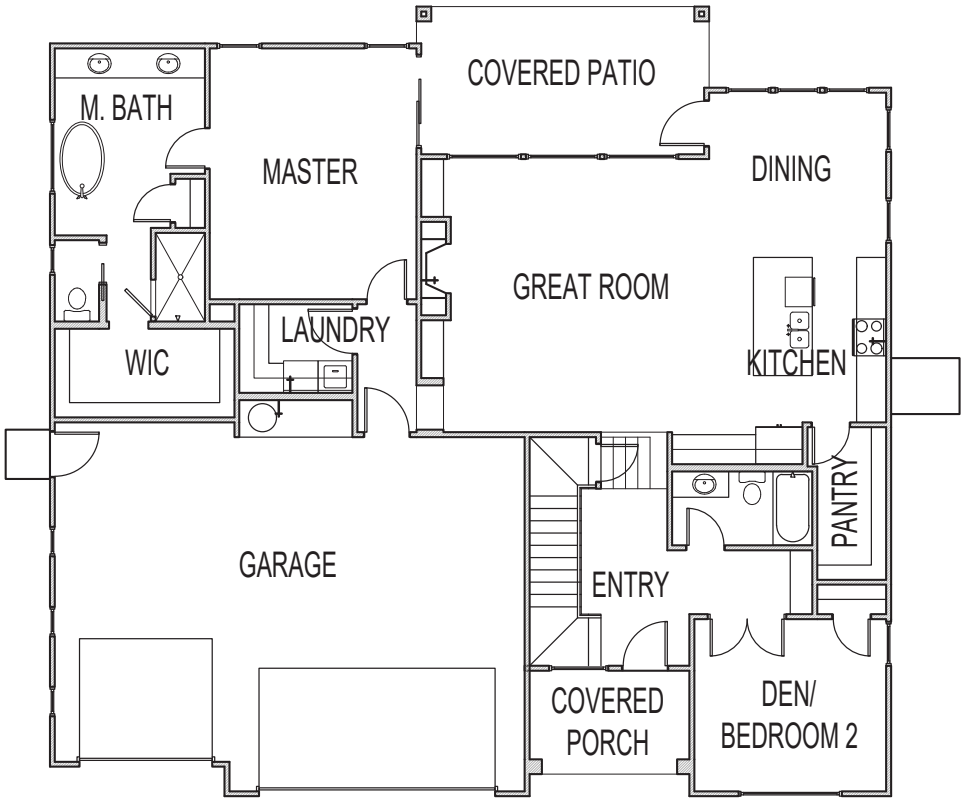
449 W Orilla Drive
Washington, UT 84780

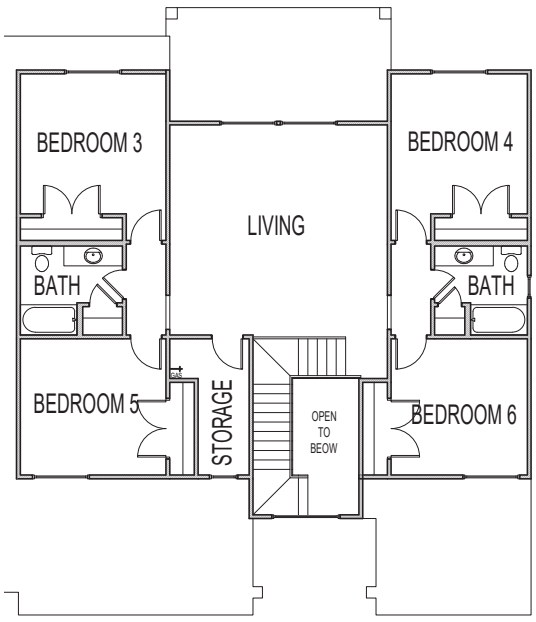


57'x53.6'

3,251 ft.²

Main 1,816 ft.²
Upper 1,435 ft.²





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MULTIPLE LISTING SERVICE MLS

S&S Realty SOLUTIONS

FRANKLIN FIELDS

#69 - FOR SALE*

4 Bed + Den | 3.5 Bath | 3-Car RV Garage

S&S Homes
www.sshomes.info

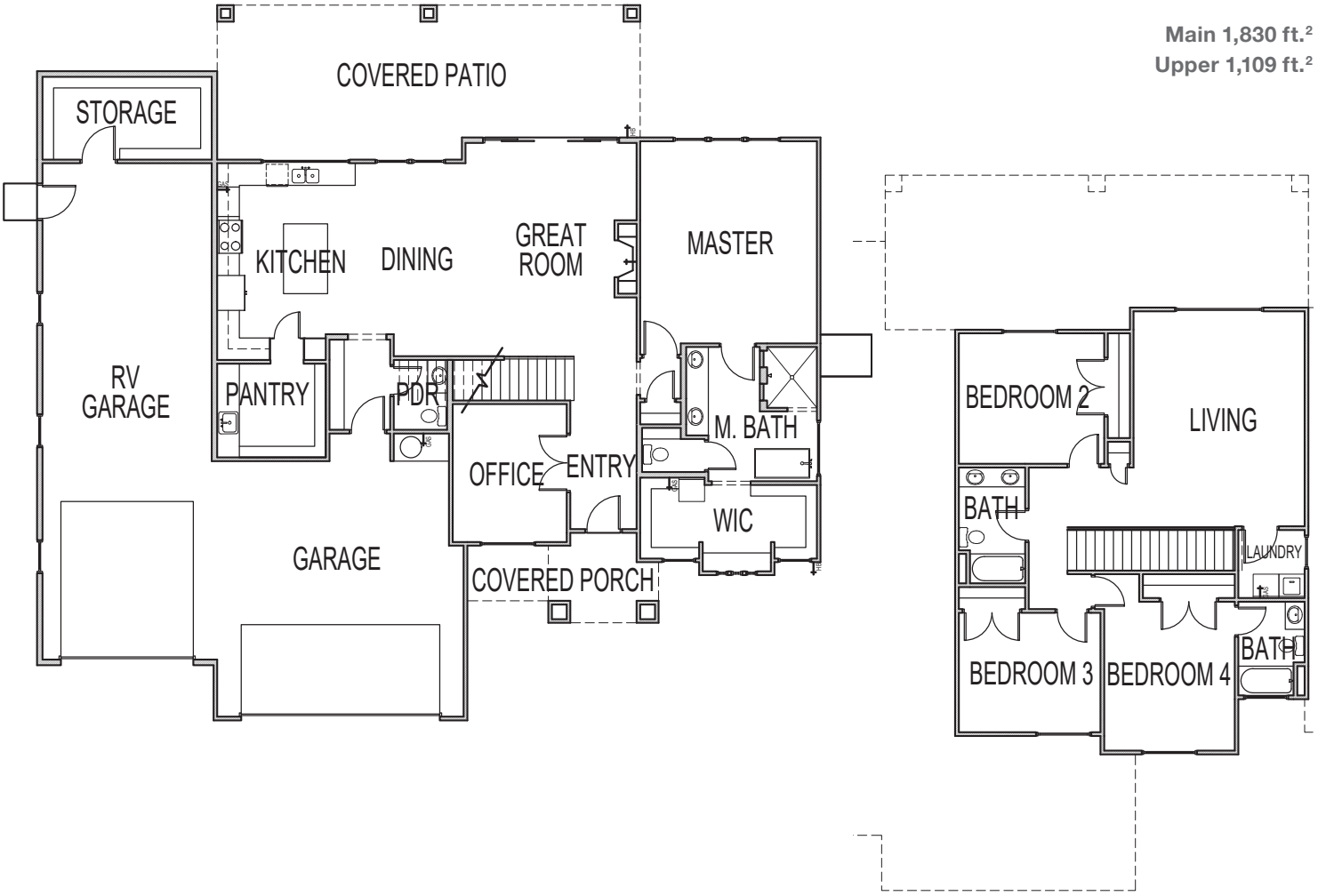
476 W Orilla Drive
Washington, UT 84780



71'x64'10"

2,985 ft.²

Main 1,830 ft.²
Upper 1,109 ft.²



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FRANKLIN FIELDS

HOME OWNER'S ASSOCIATION

S&S Homes
www.sshomes.info

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

ERA REAL ESTATE

FRANKLIN FIELDS

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

New Buyer Administration Fee..... $50

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FRANKLIN FIELDS

UTILITY & COMMUNITY SERVICES

S&S Homes
HOMES FOR LIFE

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.*

FRANKLIN FIELDS

UTILITY & COMMUNITY SERVICES

S&S Homes
HOMES FOR LIFE

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