



LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
10	4892	2	5+Casita	4.5	3-RV	Jan.'25*	\$1,312,900*
13	4892	2	5+Casita	4.5	3-RV	Jan.'25*	\$1,299,900*
18	4892	2	5+Casita	4.5	3-RV	Jan.'25*	\$1,312,900*
21	4892	2	5+Casita	4.5	3-RV	Mar.'25*	CALL FOR PRICE*
22	5637	2	6+Gym+2 Laundry	5 Full/2 Half	3-RV	 Dec.'24*	\$1,406,900*
23	3648	2	4+Casita+Office	4.5	3-RV	MIR*  (Staged)	\$1,063,900*
35	3102	2	4+Office	3.5	3-RV	Dec.'24*	\$1,003,900*
36	3798	2	5+Den	5	3-RV	Dec.'24*	\$1,098,900*

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



STANDARD FEATURES

INTERIOR*

- **GE Stainless Steel Appliances:**
 - Dishwasher, Microwave
 - Free Standing Range or Cooktop with Wall Oven (As per Plan)
- Energy Saving LED Light Bulbs
- Designer Selected Quartz Counter Tops
- Air Switch in Island for Disposal
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Stained Knotty Alder Wood Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Side Mount Drawer Guides
- 18" Tile Kitchen Backsplash
- Pull Down Delta Essa® Collection 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 or Tile Floors in Entry, Kitchen, Nook, Baths & Utility Room
- Decora Light Switches
- Ceiling Fan Pre-wire in all Bedrooms and Living Rooms
- Old World Wall Texture and Stomp Ceiling Texture
- Stair Rail Skirting (As per Two-Story Plan)
- Two-Tone Paint Throughout Home (Garage One-Tone Only)
- Trim - 5" Base, 3" Case
- 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

- 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
- Border Accents on Driveway
- **Front & Rear Yard Professional Landscaping**
- **Partial Rear Yard Cinder Block Walls**
- Fire Rated Garage 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*

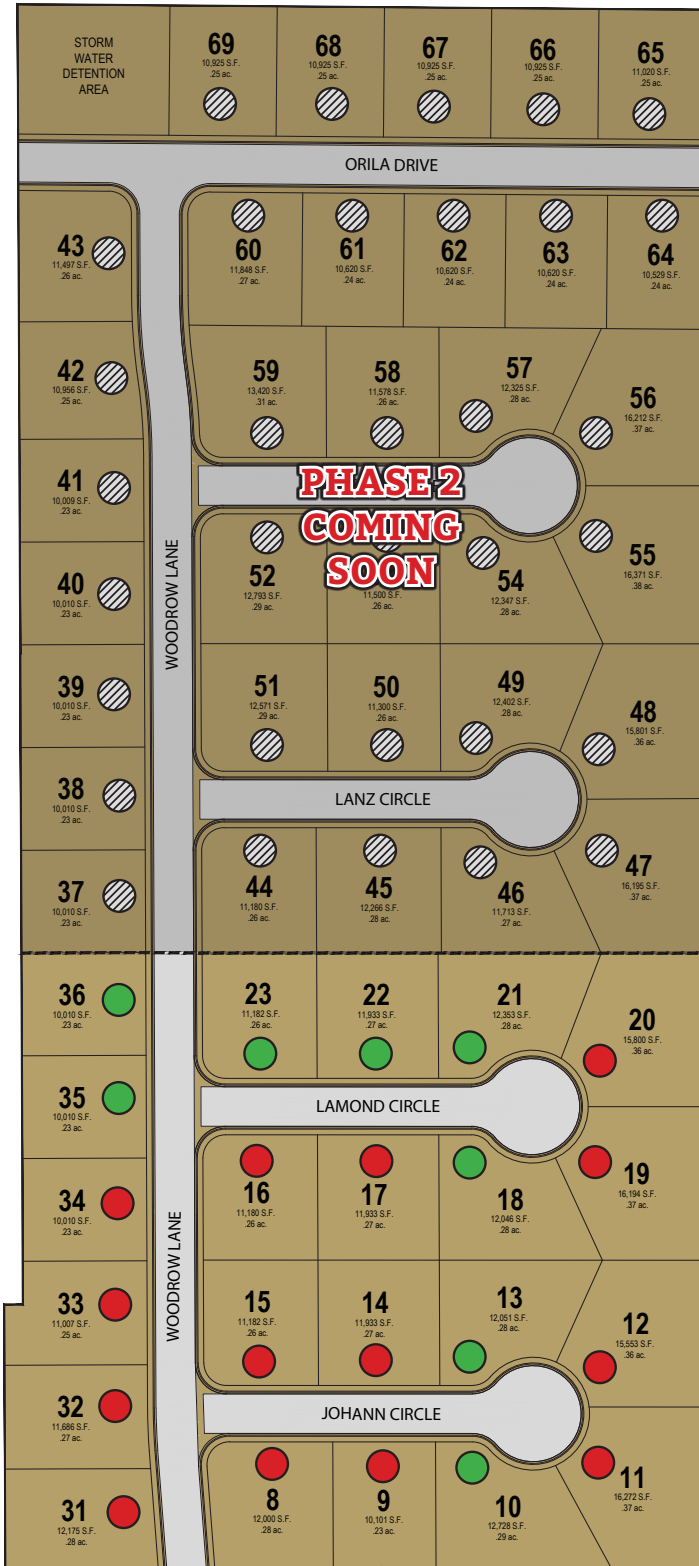
- Video Doorbell with iOS/Android Support
- Smart Door Lock with Keypad
- Smart Garage Door Opener
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Optic Internet Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Prewire or Sleeved for Cable, Phone Service and Satellite
- Ethernet and TV Drops run to Great Room(s) and Bedrooms
- Prewire for 5.1 Surround Sound in Living Room





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





-  FOR SALE
-  FUTURE HOME
-  SOLD
-  DECORATED / FOR SALE

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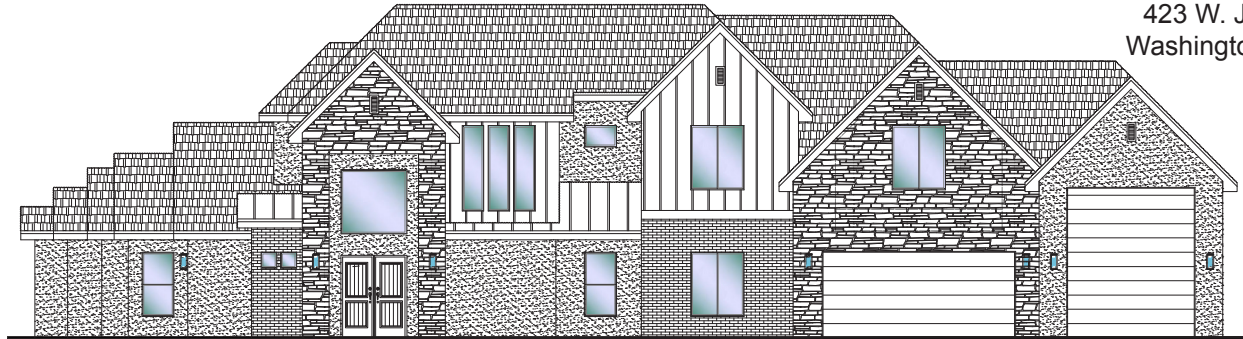




#10 - FOR SALE*
 5 Bed+Casita | 4.5 Bath | 3 Car-RV Garage

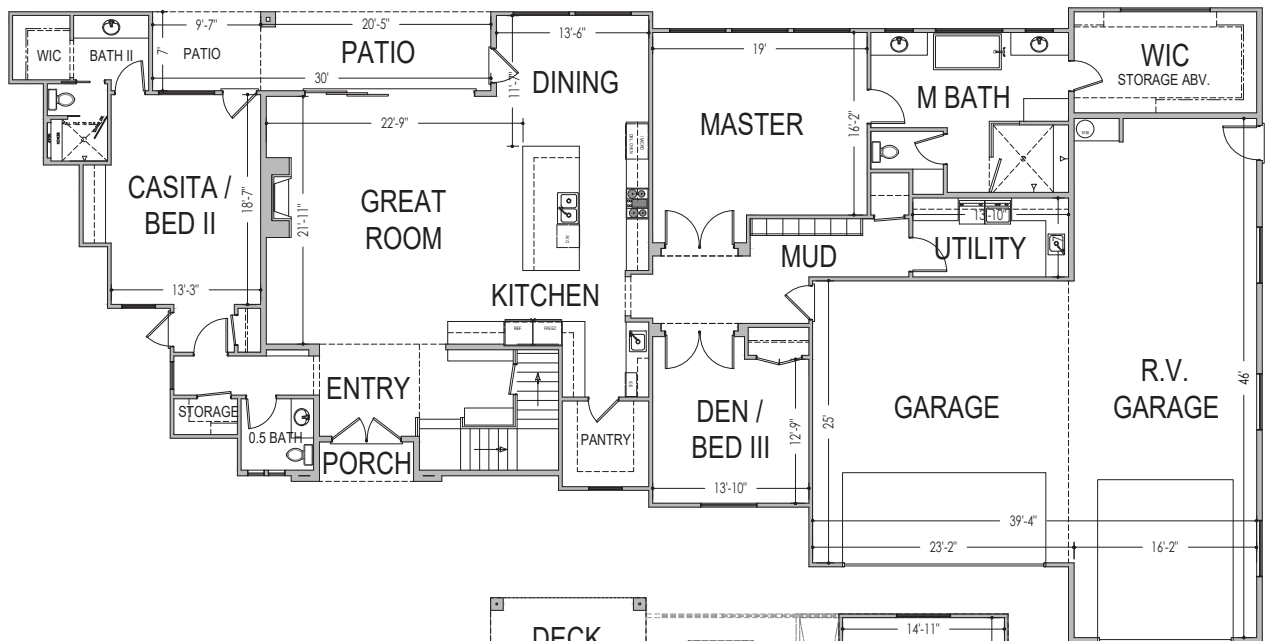
S&S Homes
 www.sshomes.info

423 W. Johann Circle
 Washington, UT 84780

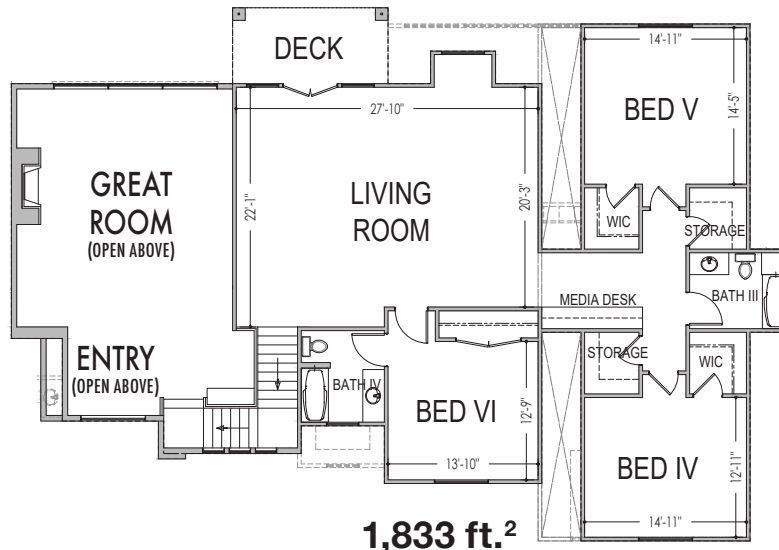


111'x56'

4,892 ft.²



3,059 ft.²



1,833 ft.²

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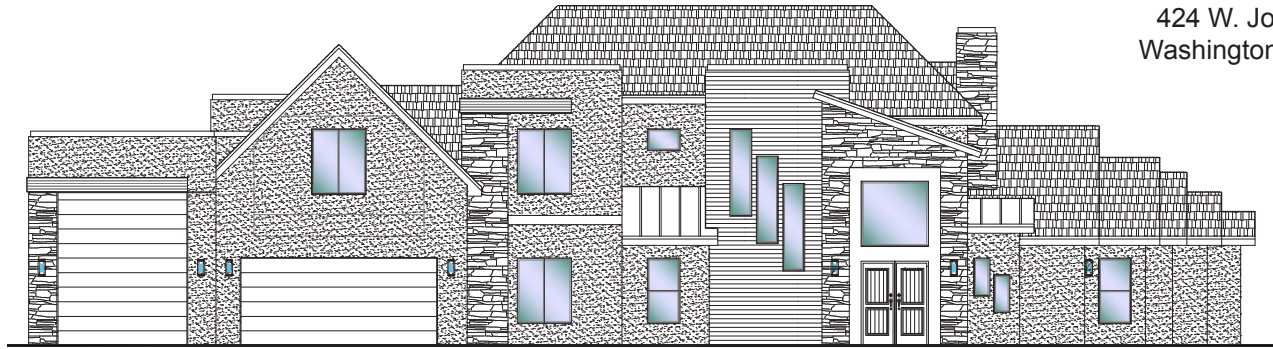




#13 - FOR SALE*
 5 Bed+Casita | 4.5 Bath | 3 Car-RV Garage

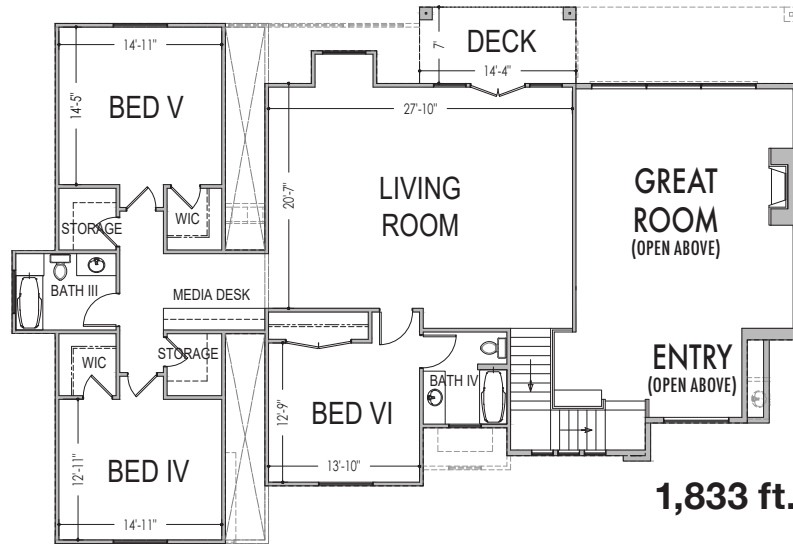
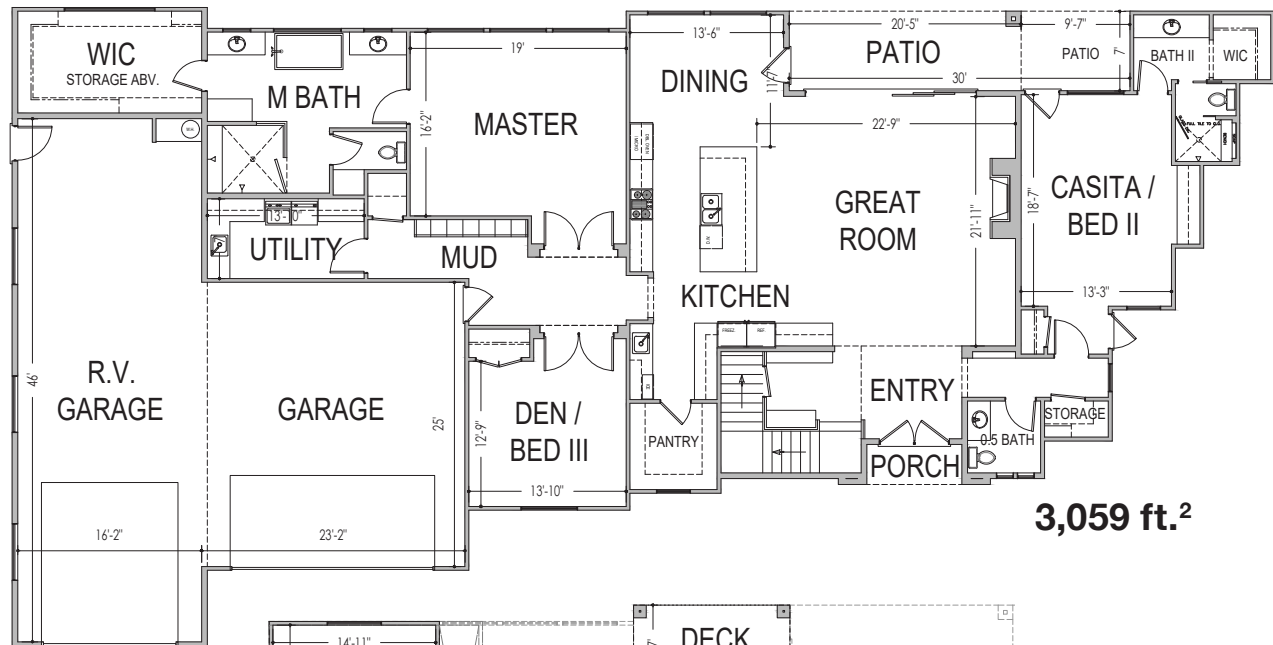
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111'x56'

4,892 ft.²



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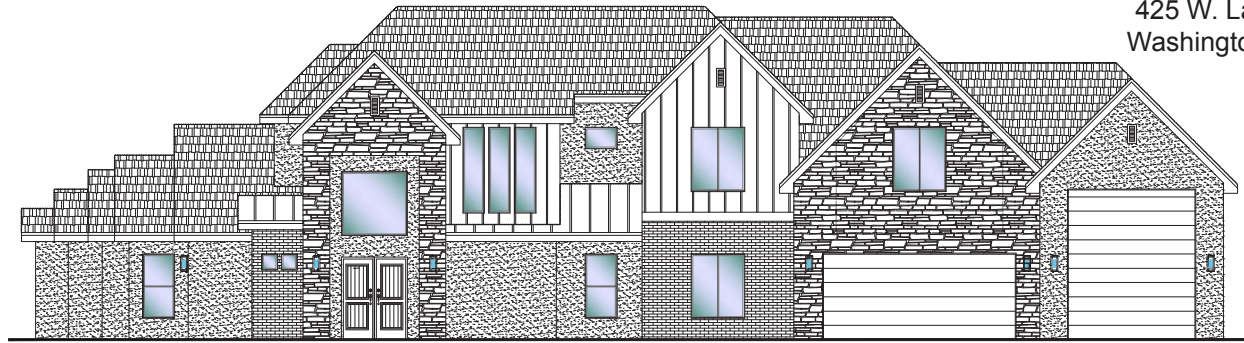




#18 - FOR SALE*
 5 Bed+Casita | 4.5 Bath | 3 Car-RV Garage

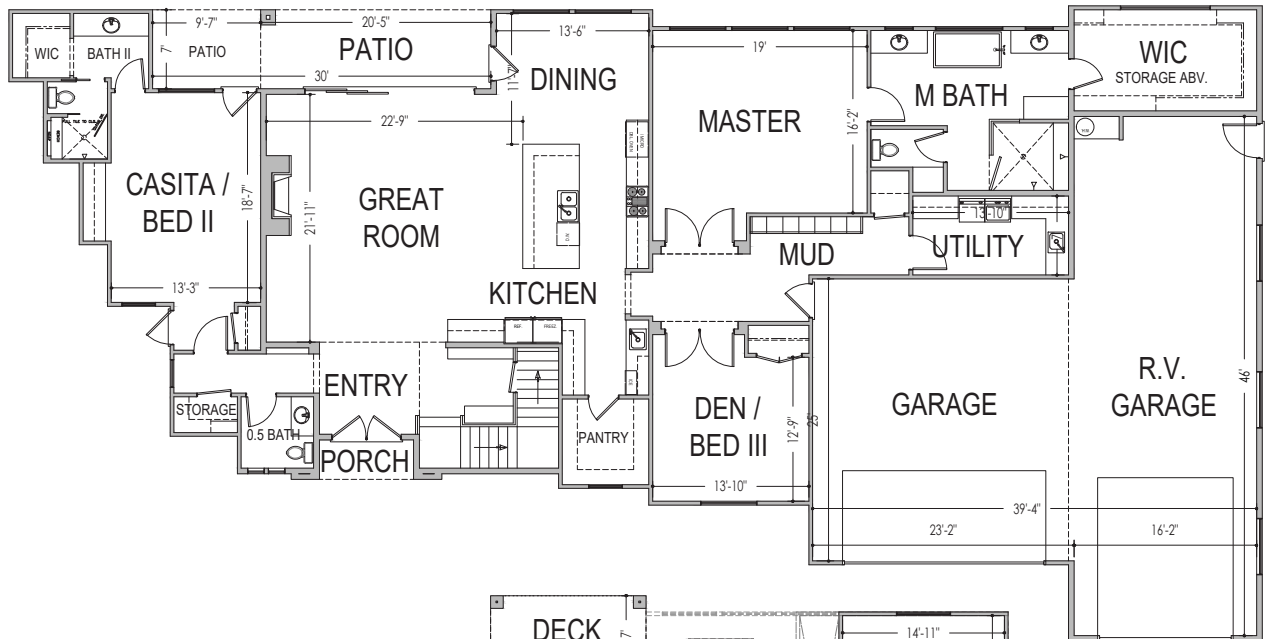
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425 W. Lamond Circle
 Washington, UT 84780

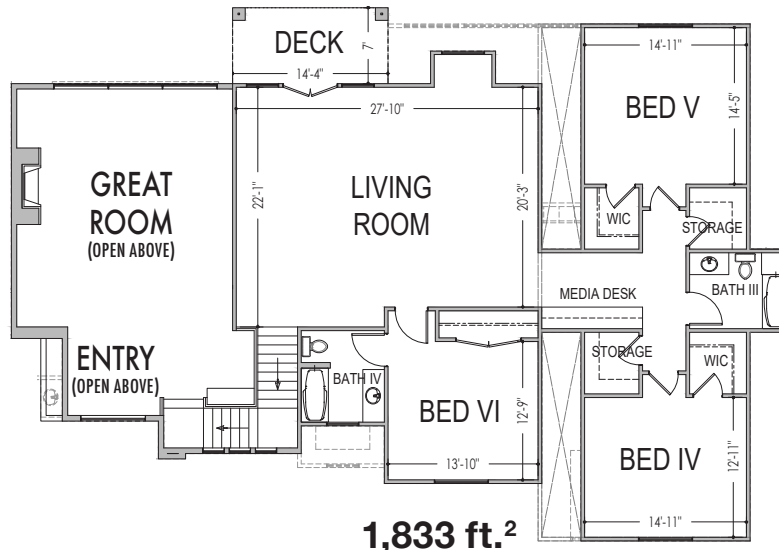


111'x56'

4,892 ft.²



3,059 ft.²



1,833 ft.²

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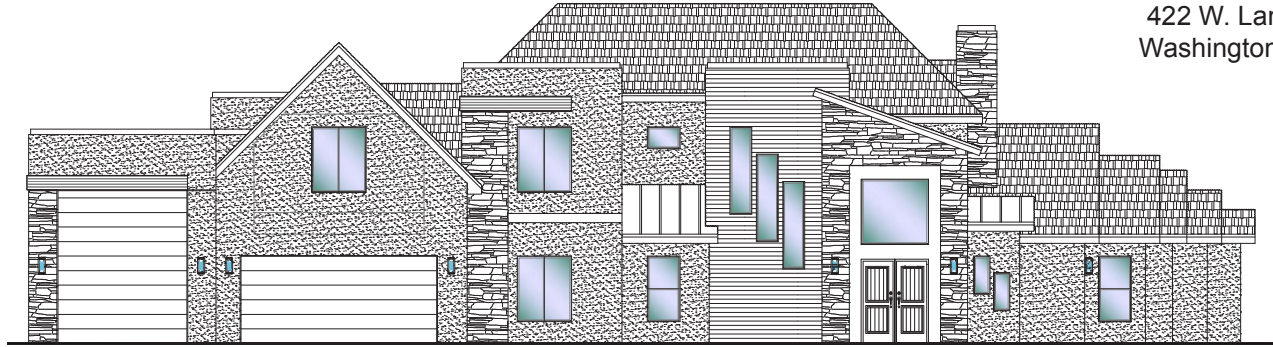




#21 - FOR SALE*
 5 Bed+Casita | 4.5 Bath | 3 Car-RV Garage

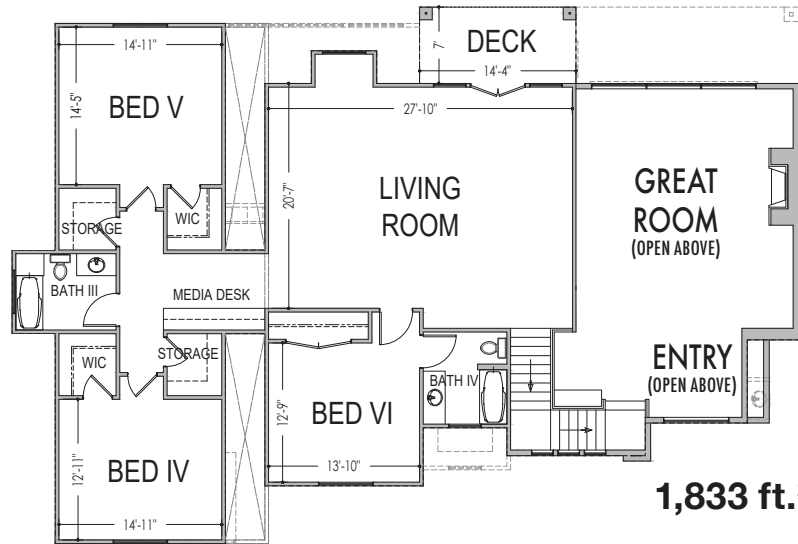
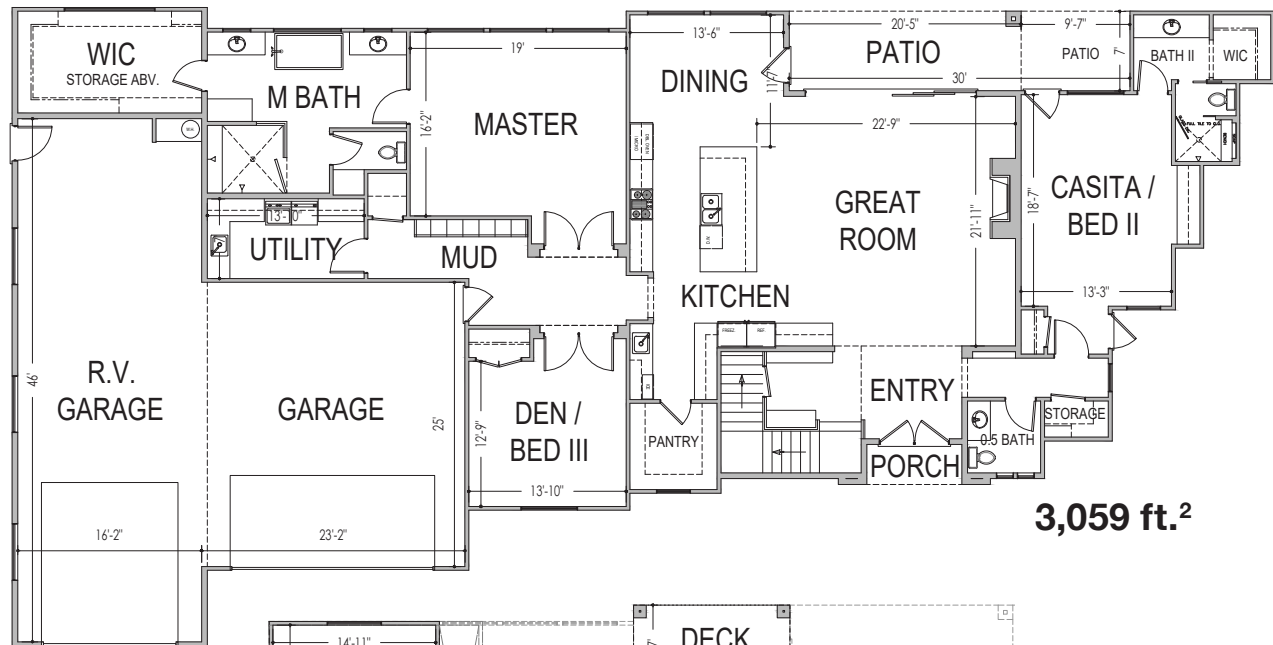
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422 W. Lamond Circle
 Washington, UT 84780



111'x56'

4,892 ft.²



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#22 - FOR SALE*

6 Bed+Gym+2 Laund. Rm. | 5F/2H Bath | 3 Car-RV Garage

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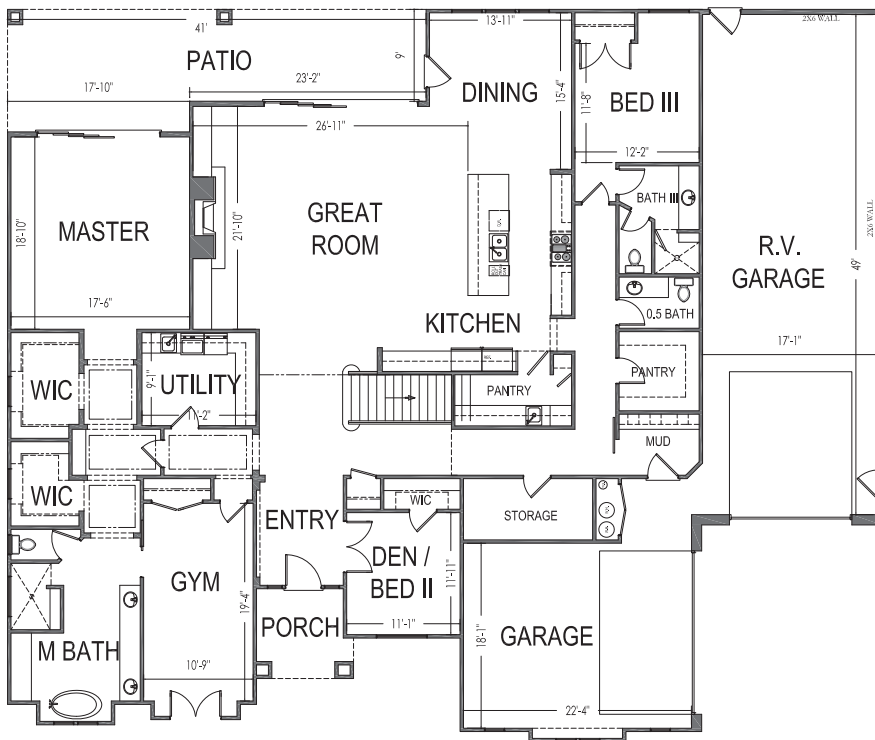
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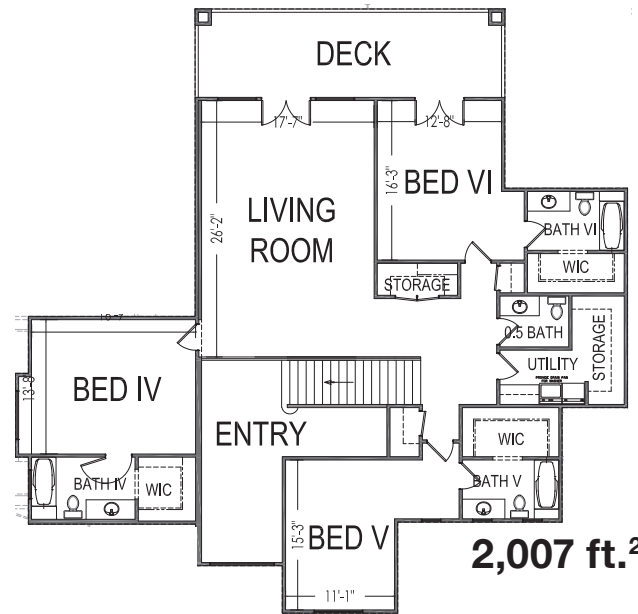


86'x71'

5,637 ft.²



3,630 ft.²



2,007 ft.²

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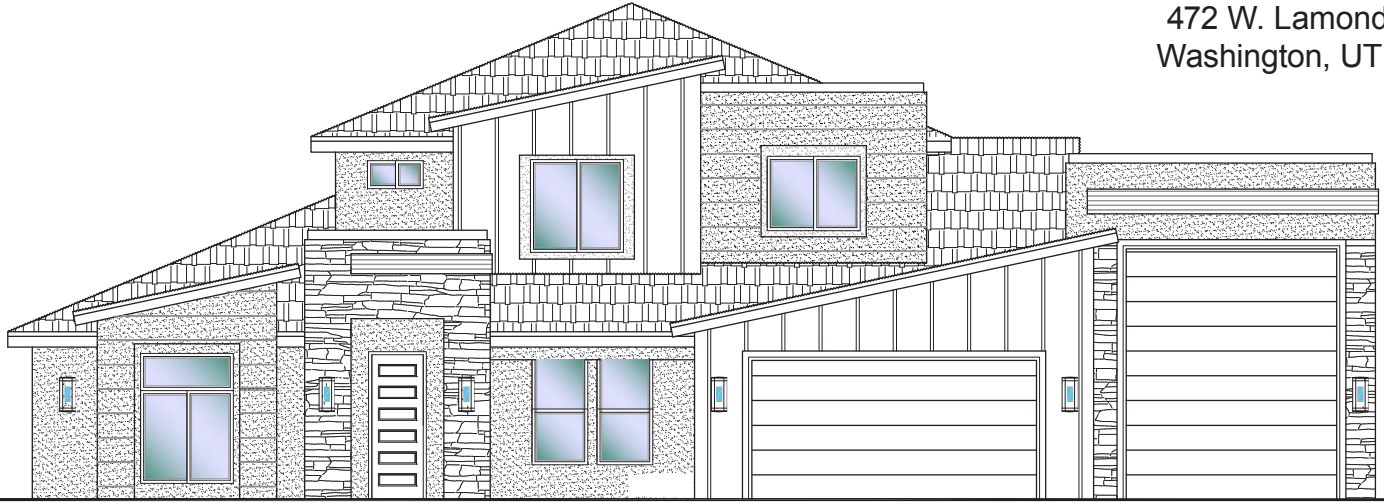
#23 - FOR SALE*

4 Bed+Casita+Office | 4.5 Bath | 2 Gr. Rms | 3 Car-RV Garage

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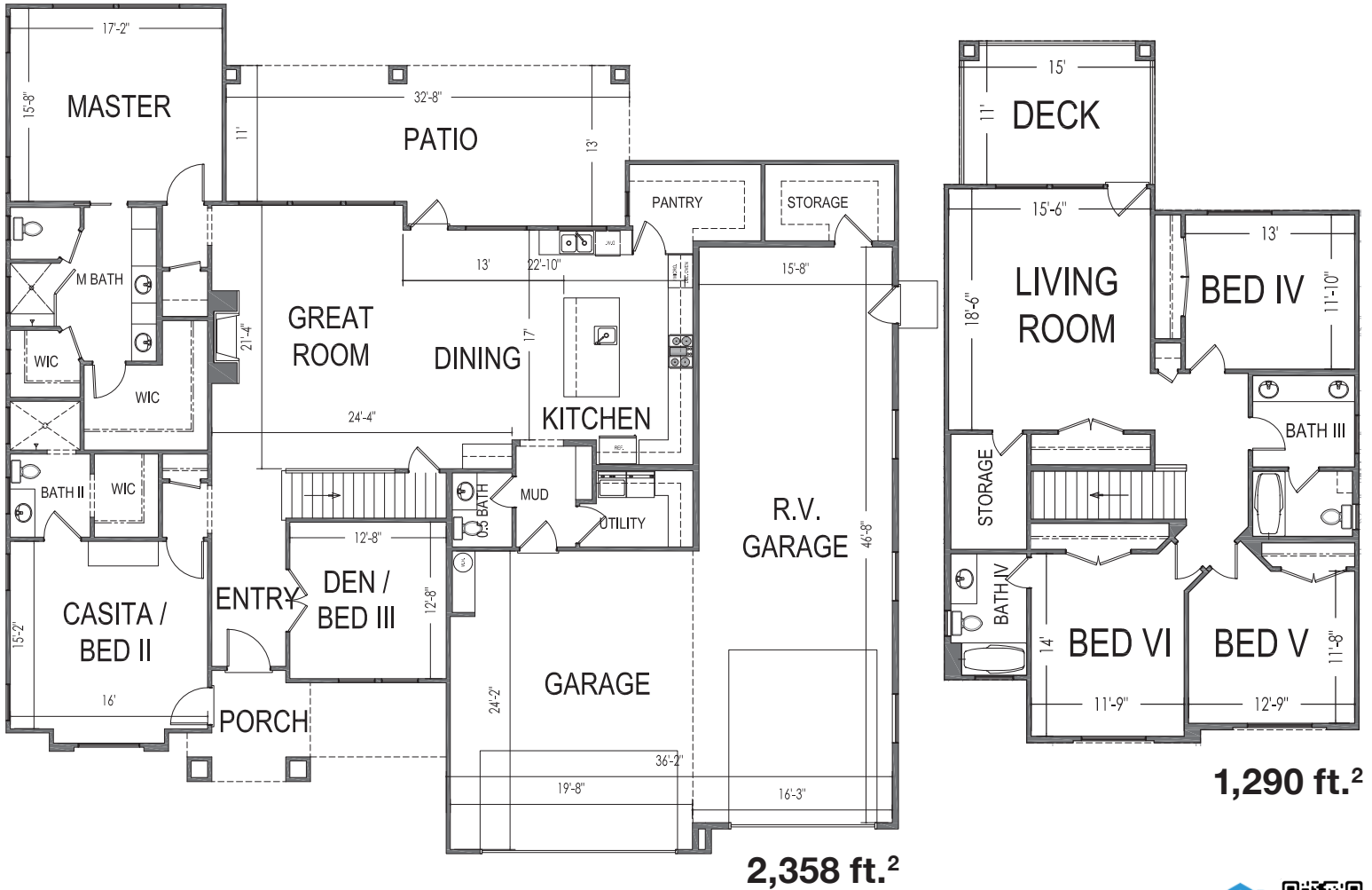
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472 W. Lamond Circle
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72'x69'

3,648 ft.²



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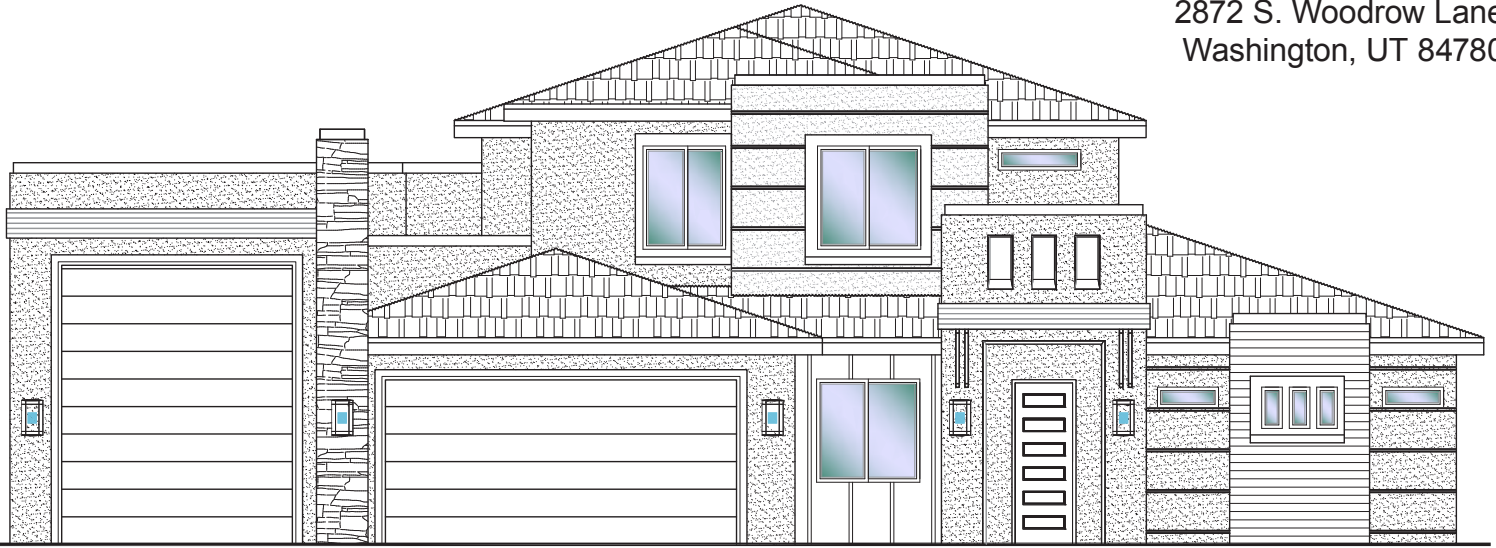
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#35 - FOR SALE*
 4 Bed+Office | 3.5 Bath | 3 Car-RV Garage

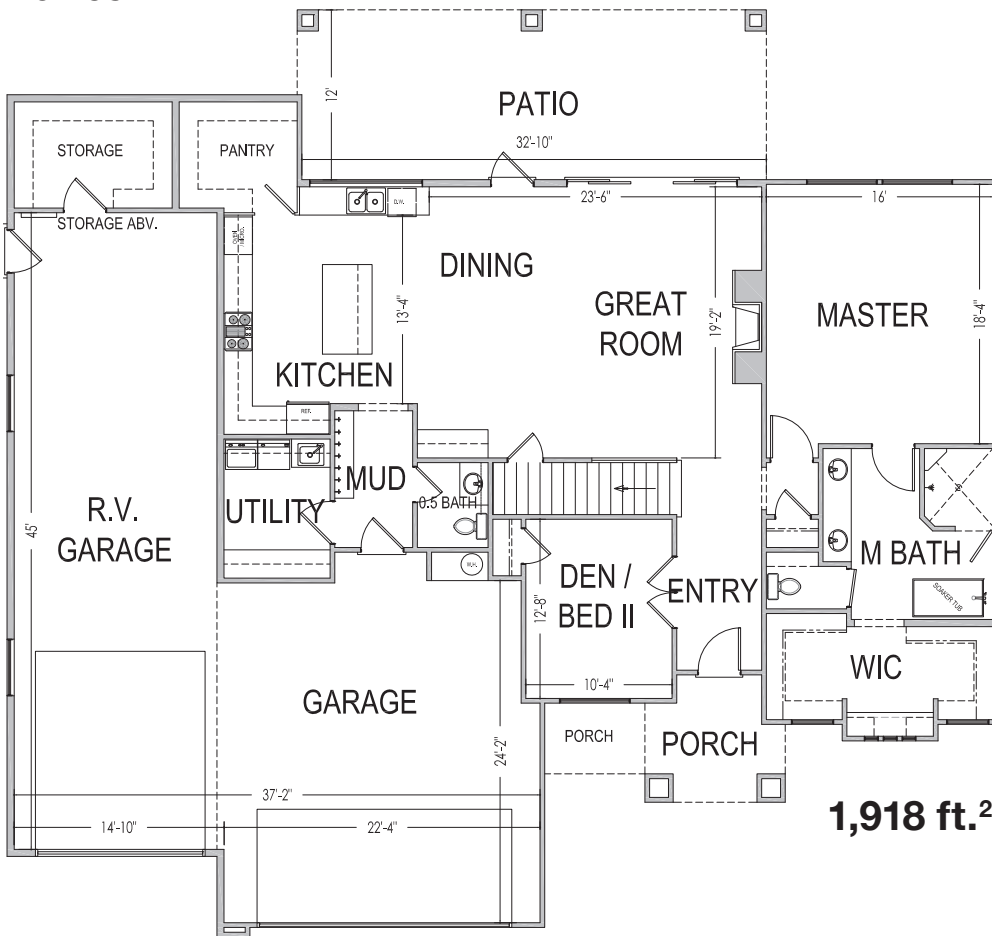
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2872 S. Woodrow Lane
 Washington, UT 84780

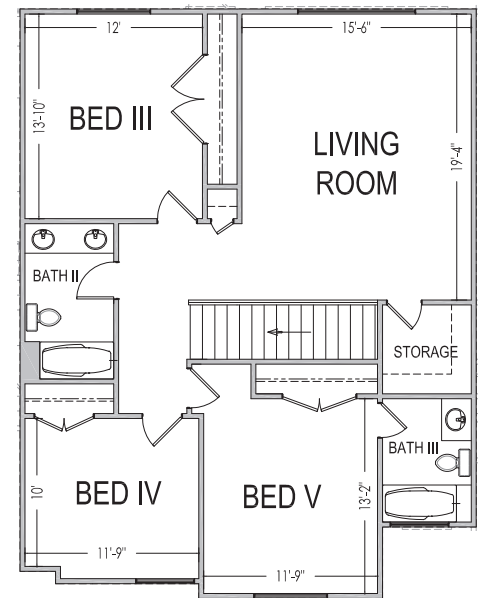


70'x65'

3,102 ft.²



1,918 ft.²



1,184 ft.²

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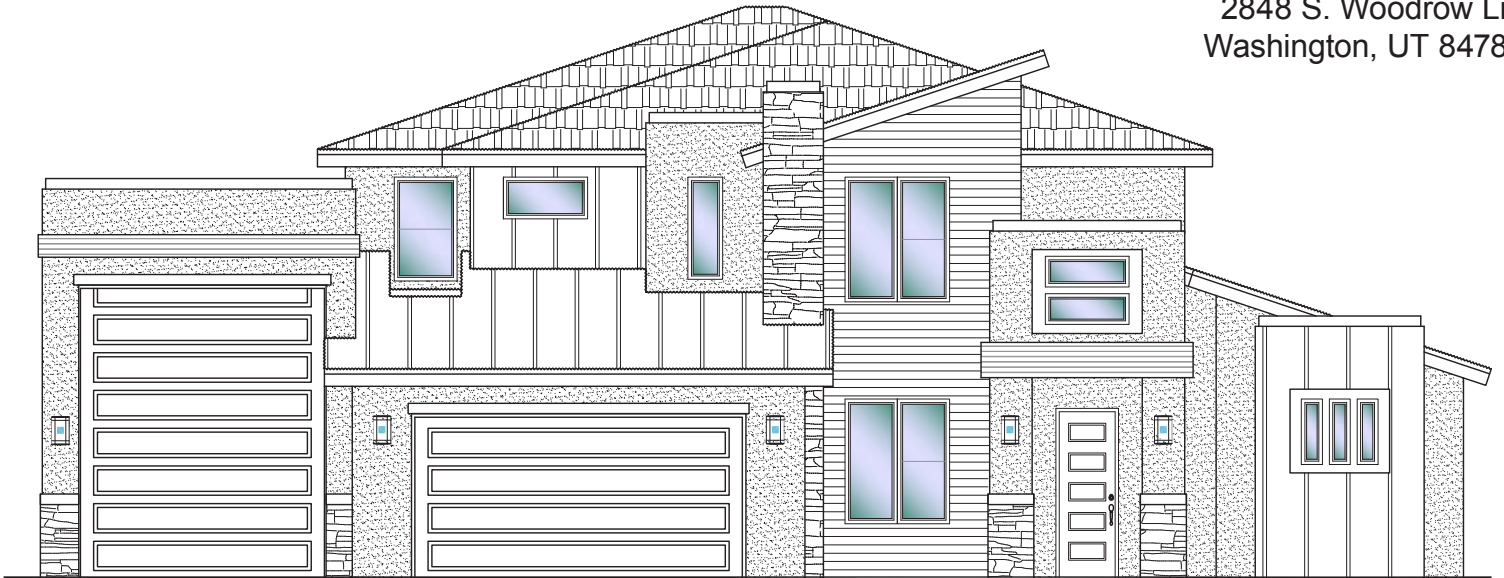
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#36 - FOR SALE*
 5 Bed+Den | 5 Bath | 3 Car-RV Garage

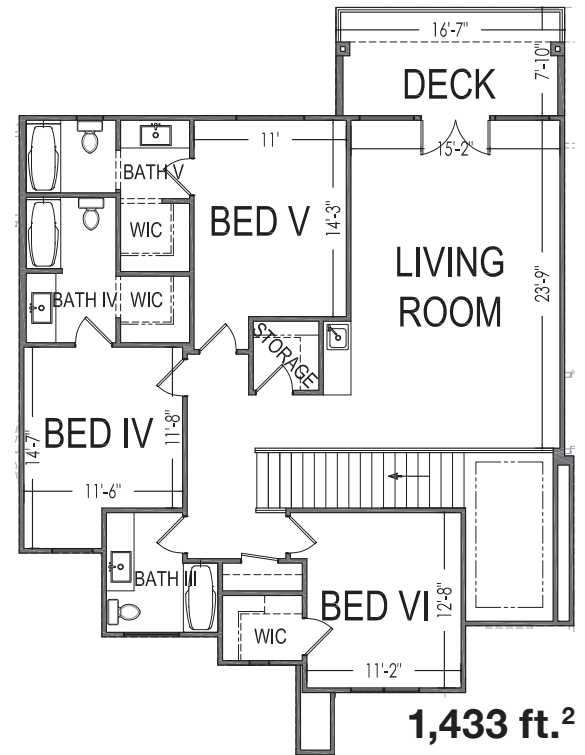
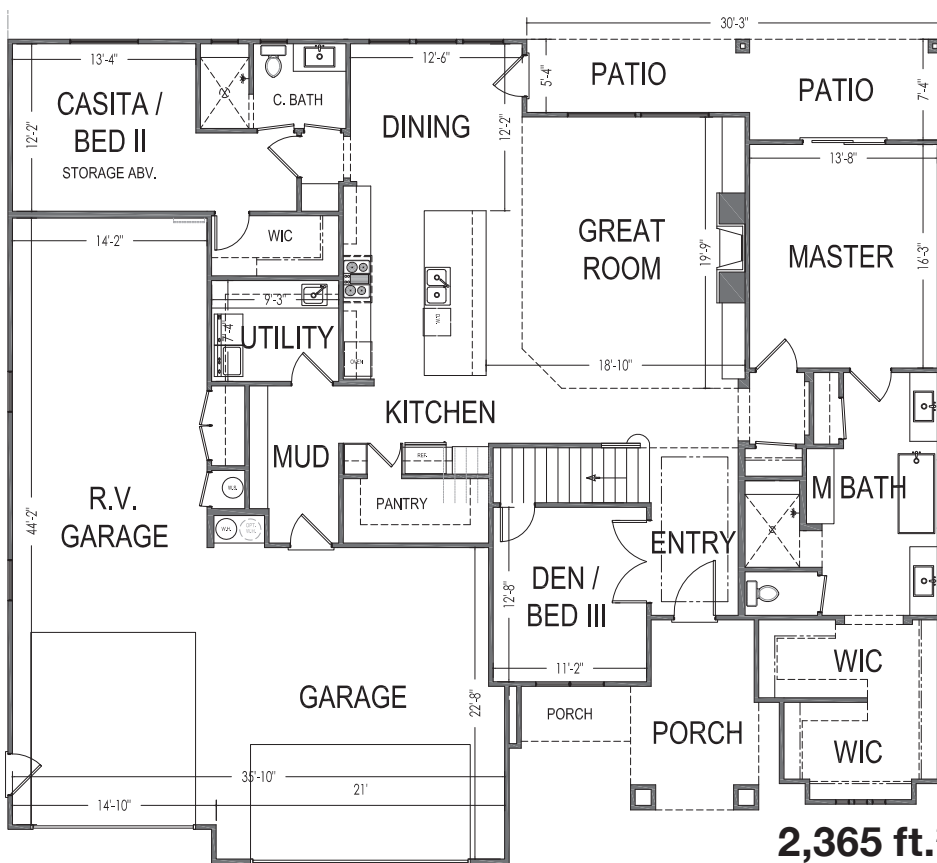
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2848 S. Woodrow Ln.
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68'x62'

3,798 ft.²



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HOA ANNUAL DUES



HOA Includes:

- Landscape Maintenance of Storm Water Detention Area
- Liability Insurance
- 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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