



NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

S&S Homes

www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
21	2983	2	5	4	3 Car	Oct.'24*	\$719,900*
24	2725	2	4+Office	2.5	3-Boat	Oct.'24*	SOLD
25	2286	1	3	2.5	3-RV	Oct.'24*	SOLD
26	2532	1	4	3	3-RV	Oct.'24*	SOLD
85	2414	1	4	3	3-RV	Oct.'24*	\$657,900*
86	2032	1	3	2	3 Car	Nov.'24*	SOLD
87	2594	1	3	2.5	3 Car	Oct.'24*	\$660,900*
104	1861	1	3+Den	2	3-RV	Dec.'24*	TBD*
106	2414	1	4	3	3-RV	Oct.'24*	\$652,900*
107	2725	2	4+Office	2.5	3 Car-Boat	Nov.'24*	\$658,900*
108	2032	1	3	2	3 Car	Nov.'24*	\$578,900*
111	2459	1	3+Full Casita	3	3 Car	Dec.'24*	TBD*
112	1861	1	3+Den	2	3-RV	Dec.'24*	TBD*

STANDARD FEATURES

INTERIOR

- **GE Stainless Steel Appliances:**
 - Dishwasher, Microwave
 - Free Standing Range or Cook top with Wall Oven (As per Plan)
- Energy Saving LED Light Bulbs
- Designer Selected Quartz Kitchen Counter Tops
- Cultured Marble Bathroom Counter Tops with Integrated Sinks
- 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
- Air Switch in Island for Disposal
- 18" Tile Kitchen Back Splash
- Pull Down Delta Essa® Arctic Stainless Steel Kitchen Faucet
- Delta® Modern Chrome Faucets Throughout
- Cultured Marble Shower & Tub Surrounds
- 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
- Gas Fireplace with Blower (If Included on Plan)
- Decora Light Switches
- Programmable Thermostat
- 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 Plan)

EXTERIOR

- **95% Gas Furnace and 13 SEER A/C**
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
- **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
- 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
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Internet Ready 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: Lori Johansson
(435)669-8618 - lori@ssrealtysolutions.com





PLAT MAP



- FOR SALE
- SOLD
- FUTURE HOME
- DECORATED

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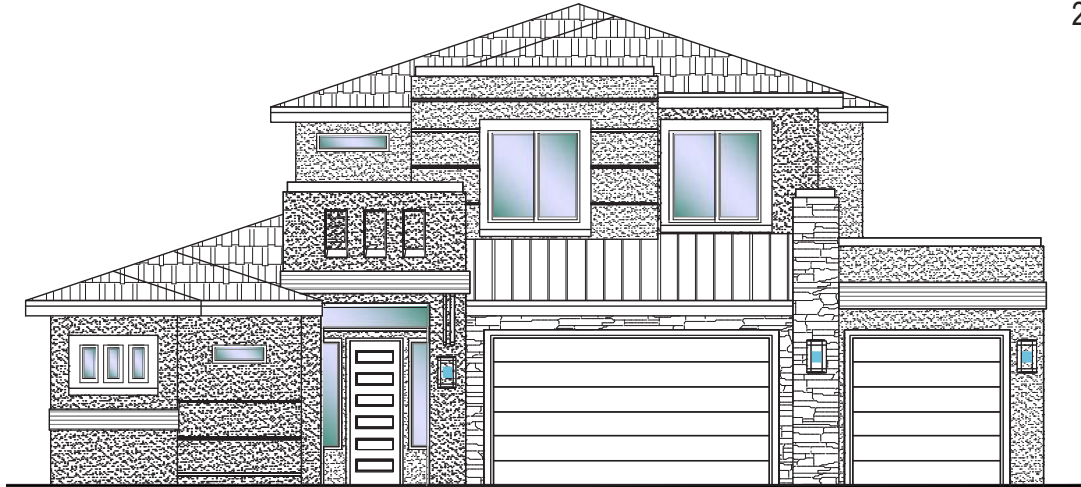


#21 - FOR SALE*
 5 Bed | 4 Bath | 3 Car Garage

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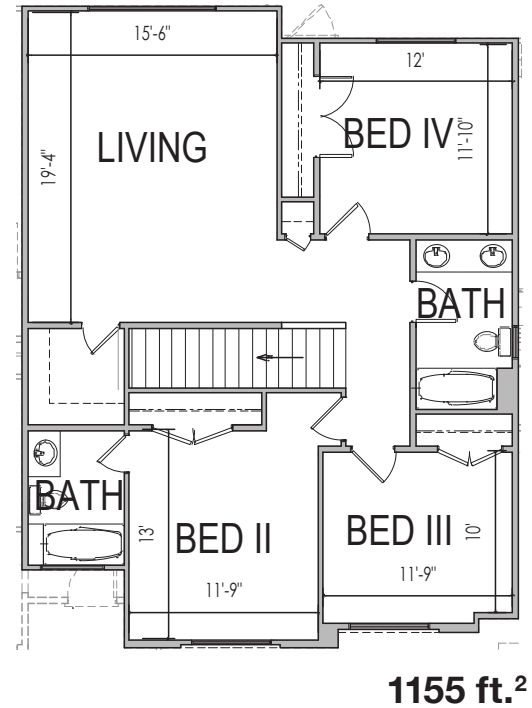
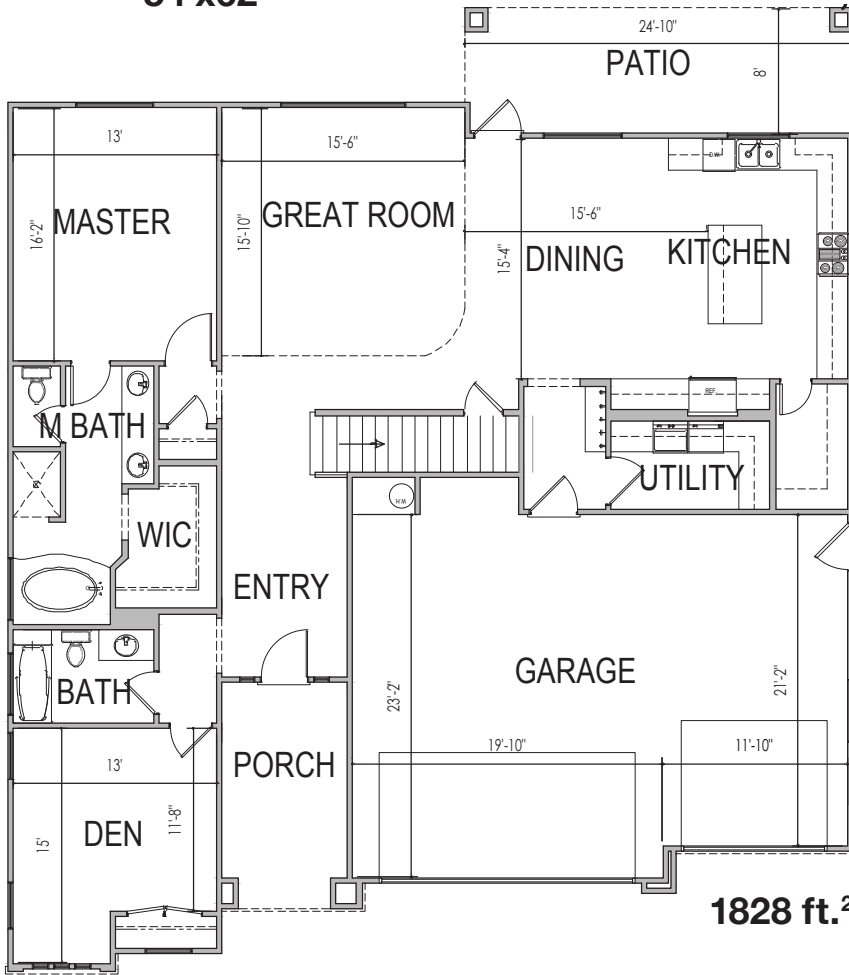
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2974 E. Smith Creek Dr.
 Washington, UT 84780



54'x62'

2983 ft.²



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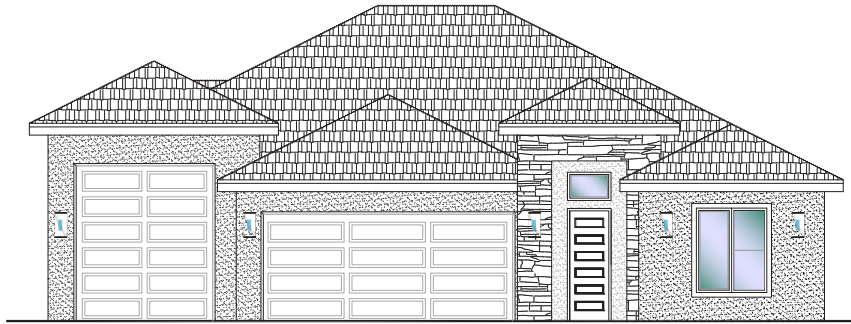


#85 - FOR SALE*
 4 Bed | 3 Bath | 3 Car-RV Garage

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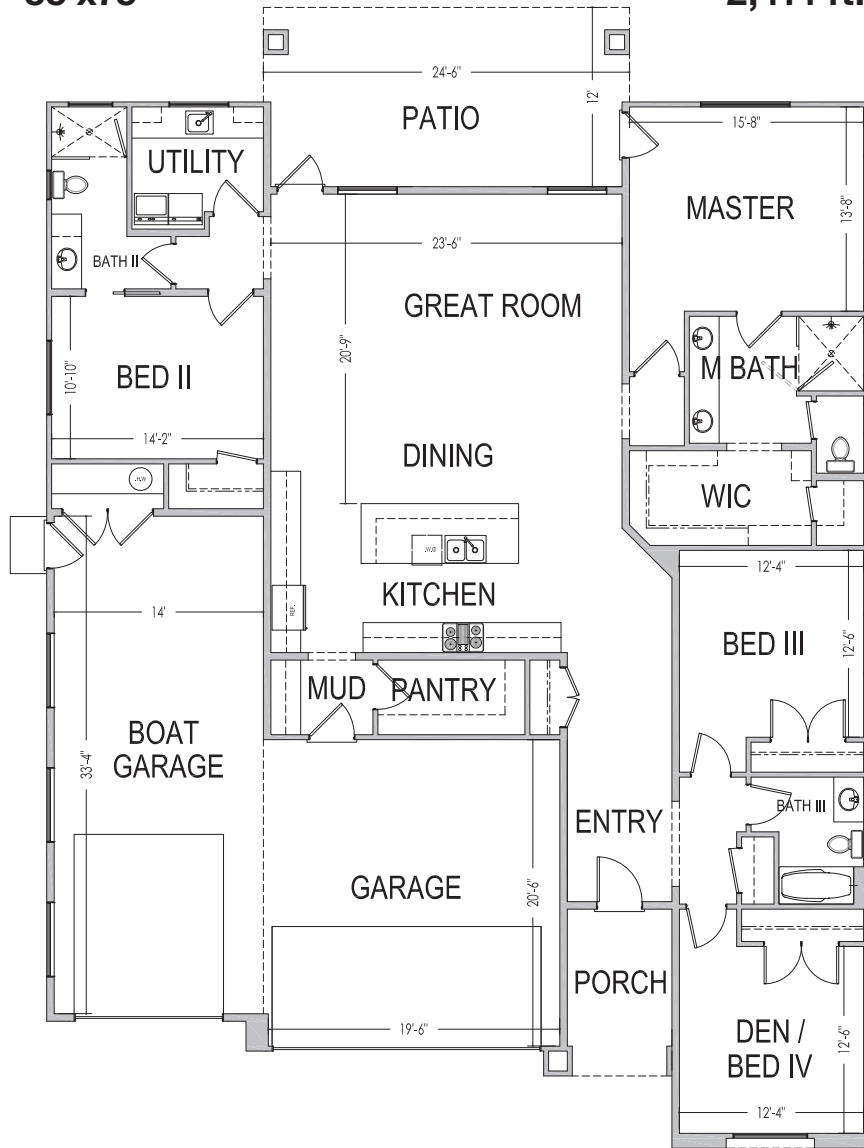
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674 S. Middle Creek Dr.
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55'x75'

2,414 ft.²



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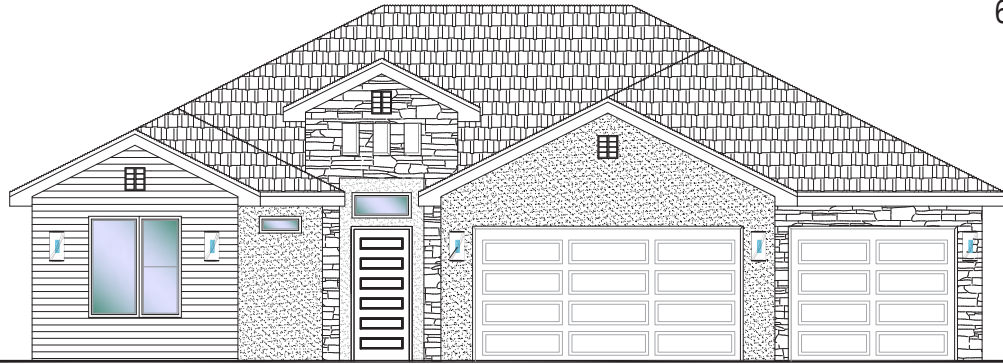
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#87 - FOR SALE*
 3 Bed | 2.5 Bath | 3 Car Garage

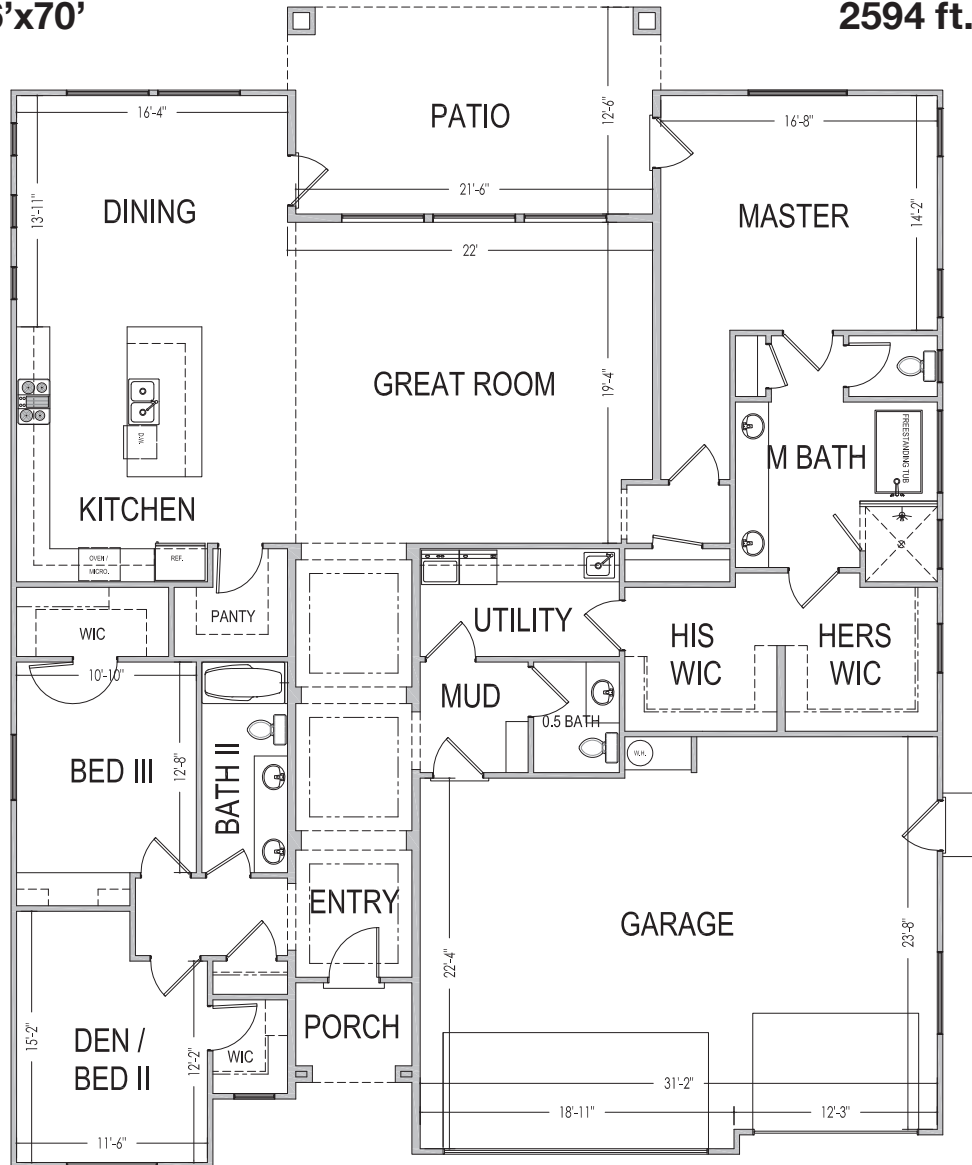
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698 S. Middle Creek Dr.
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56'x70'

2594 ft.²



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#104 - FOR SALE*
 3 Bed+Den | 2 Bath | 3 Car Garage

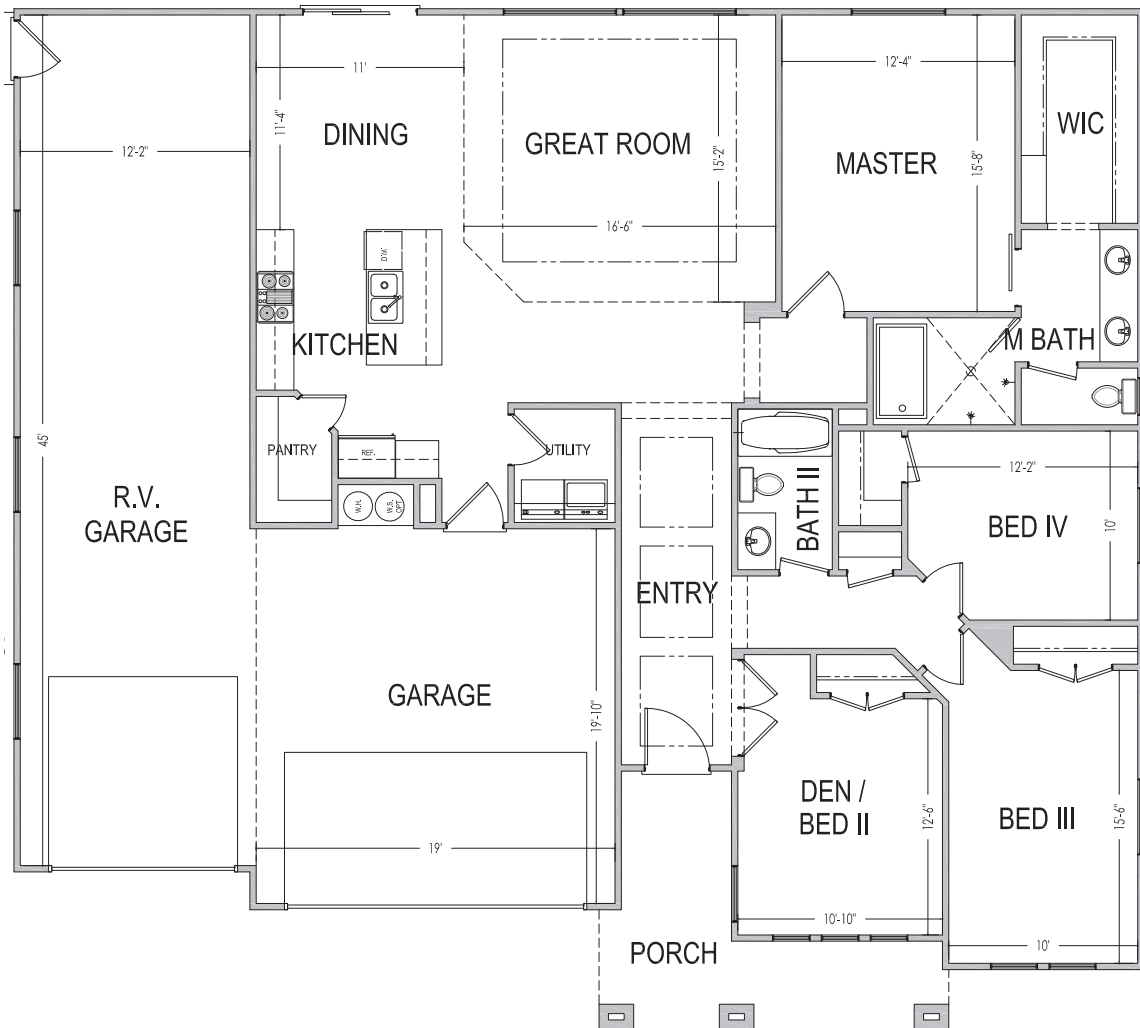
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2988 E. Willis Creek Dr. Washington, UT 84780



60'x54'

1861 ft.²



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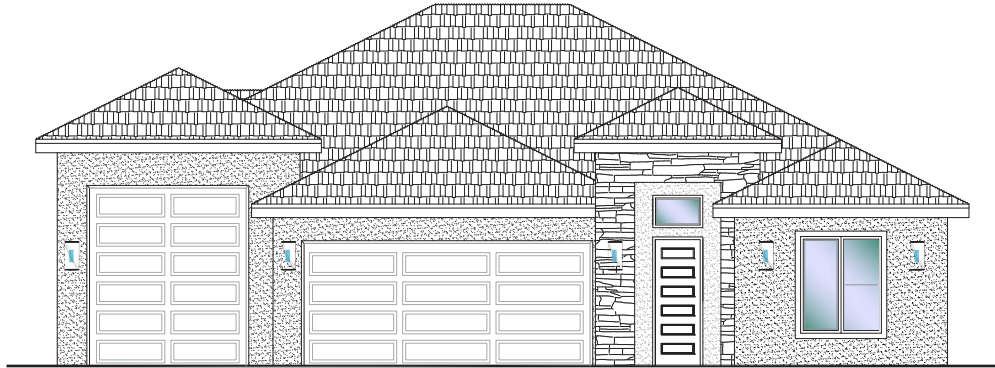


#106 - FOR SALE*
 4 Bed | 3 Bath | 3 Car-RV Garage

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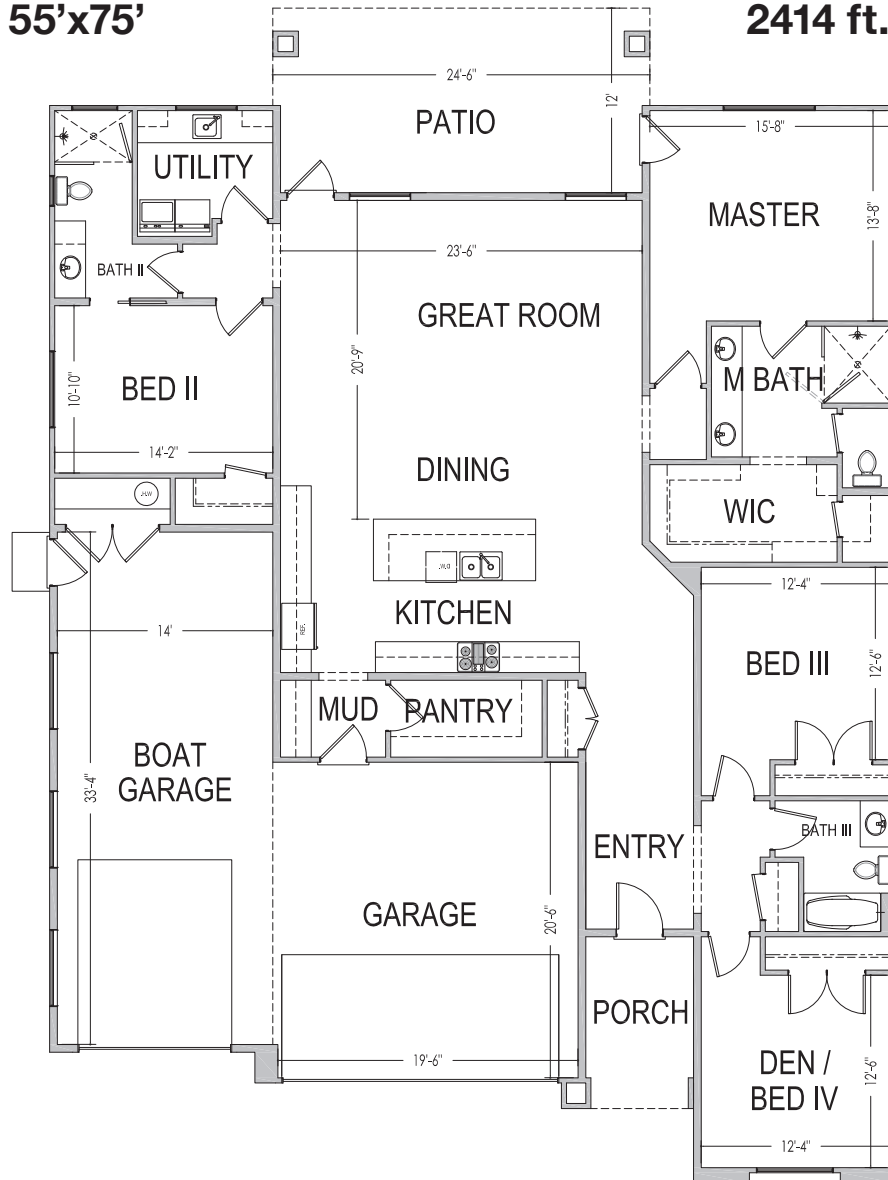
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727 S. Middle Creek Dr.
 Washington, UT 84780



55'x75'

2414 ft.²



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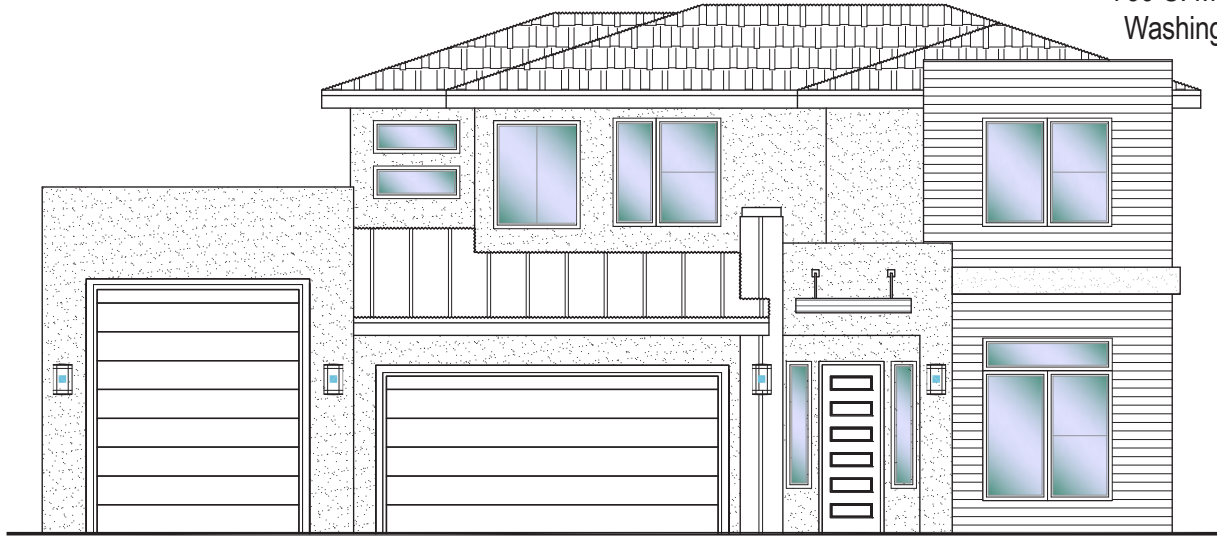


#107 - FOR SALE*
 4 Bed+Office | 2.5 Bath | 3 Car-Boat Garage

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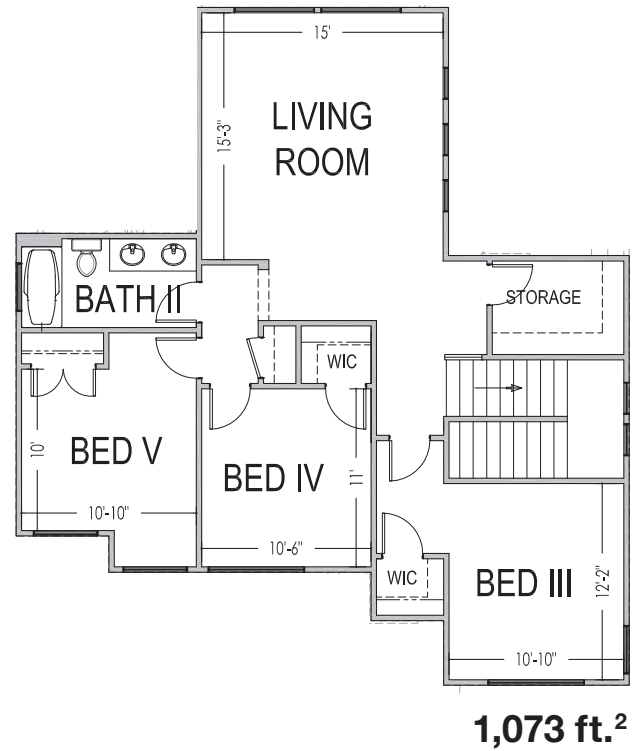
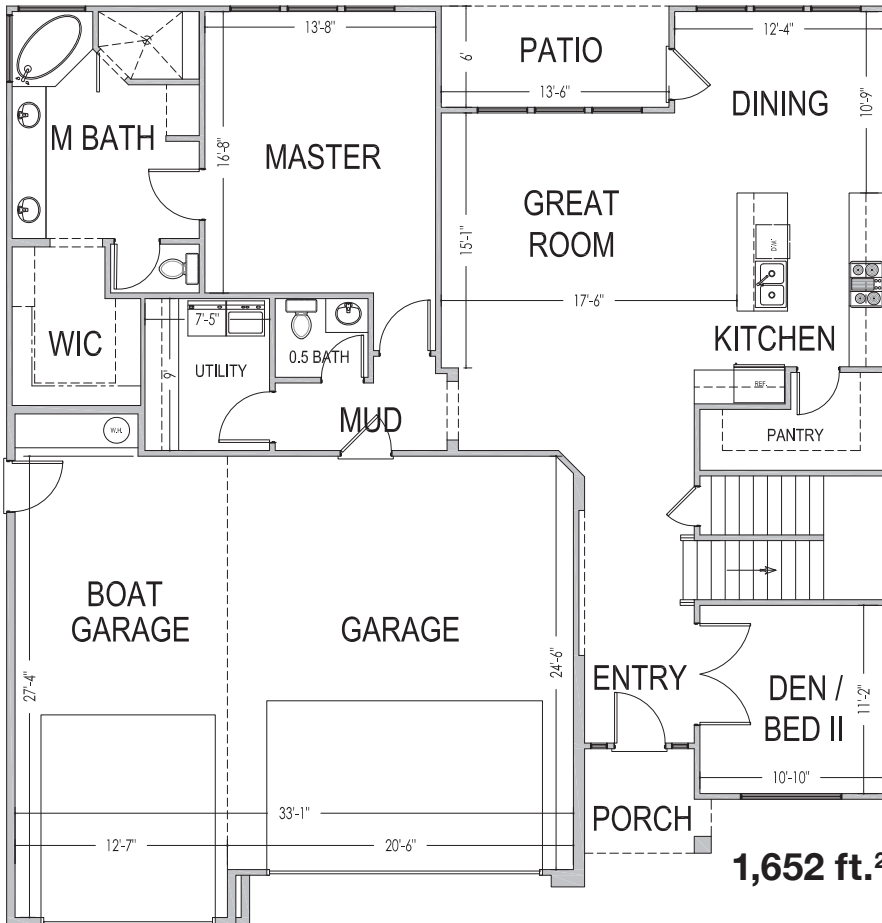
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739 S. Middle Creek Dr.
 Washington, UT 84780



52'x54'

2,725 ft.²



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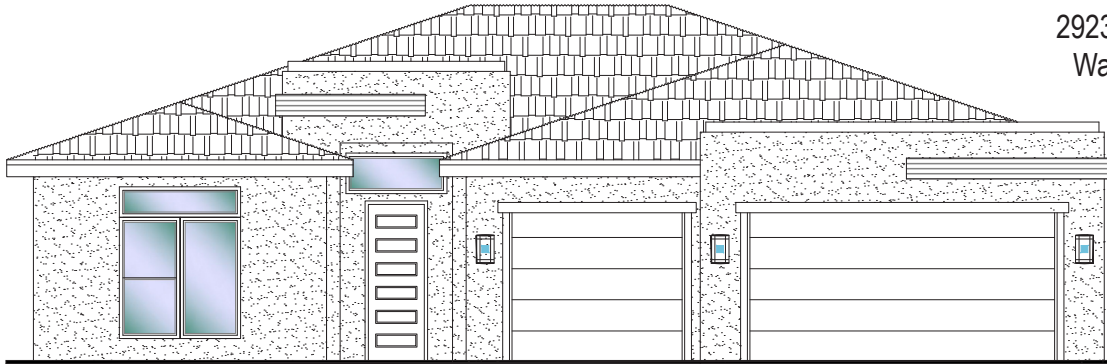


#108 - FOR SALE*
 3 Bed | 2 Bath | 3 Car Garage

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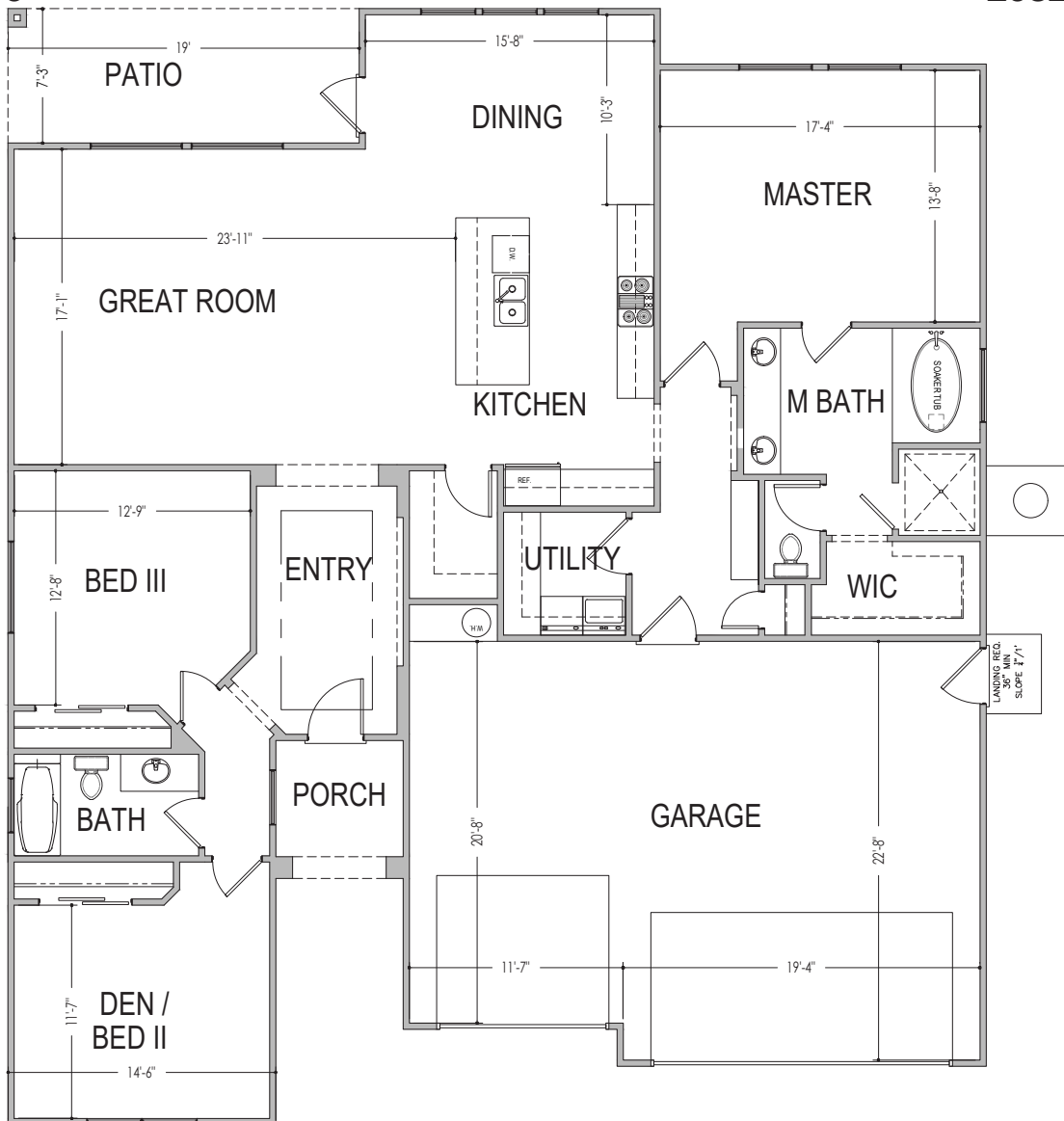
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2923 E. Smith Creek Dr.
 Washington, UT 84780



53'x60'

2032 ft.²



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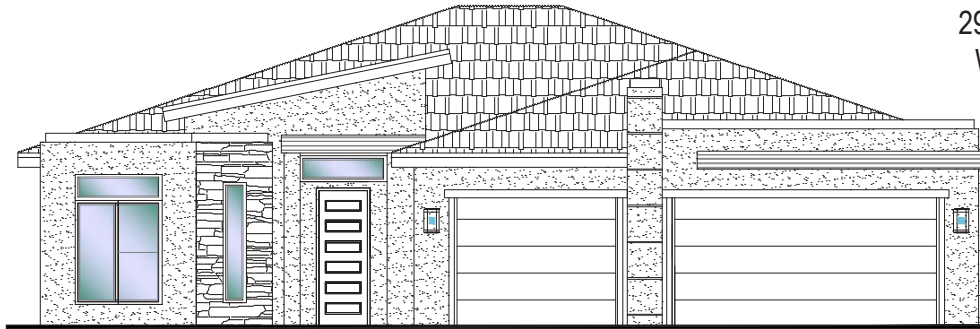


#111 - FOR SALE*
 3 Bed+Full Casita | 3 Bath | 3 Car Garage

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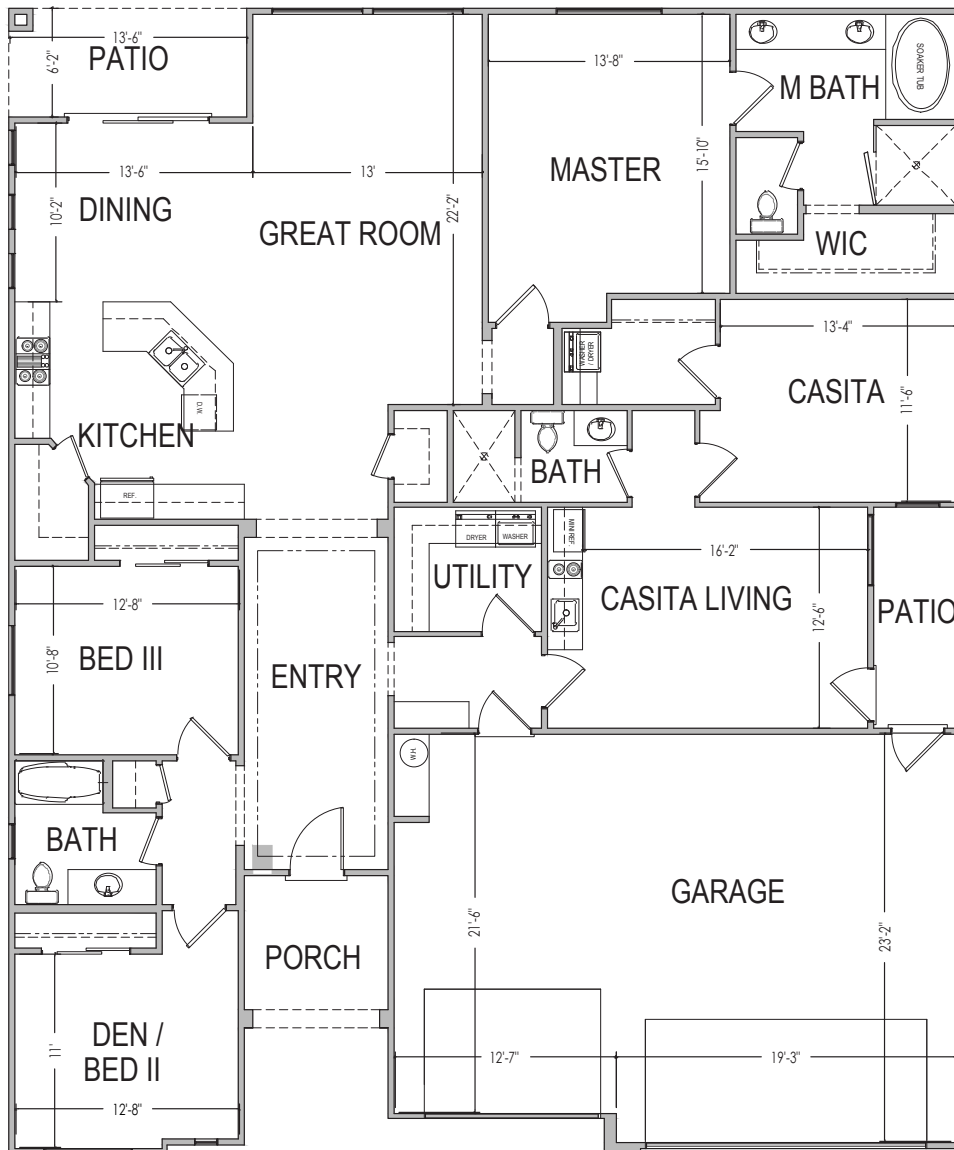
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2977 E. Smith Creek Dr.
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54'x65'

2459 ft.²



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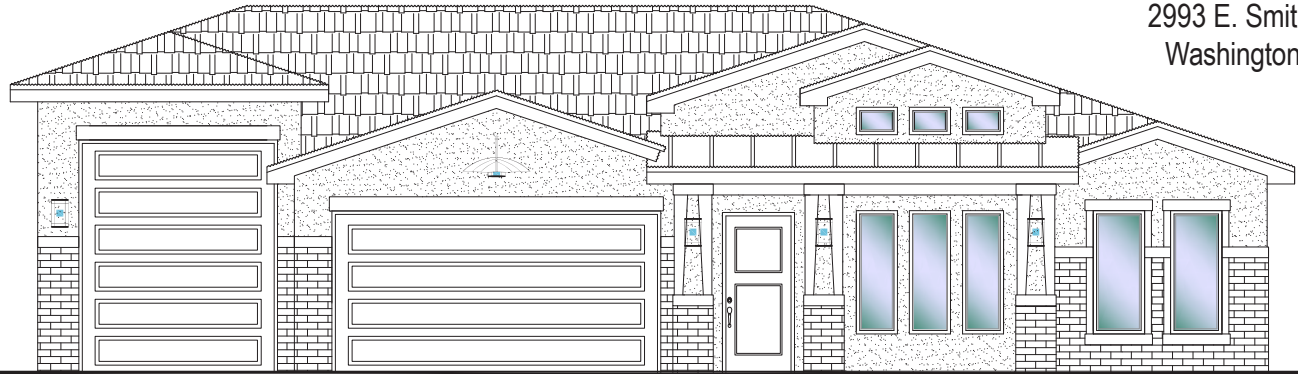


#112 - FOR SALE*
 3 Bed+Den | 2 Bath | 3 Car Garage

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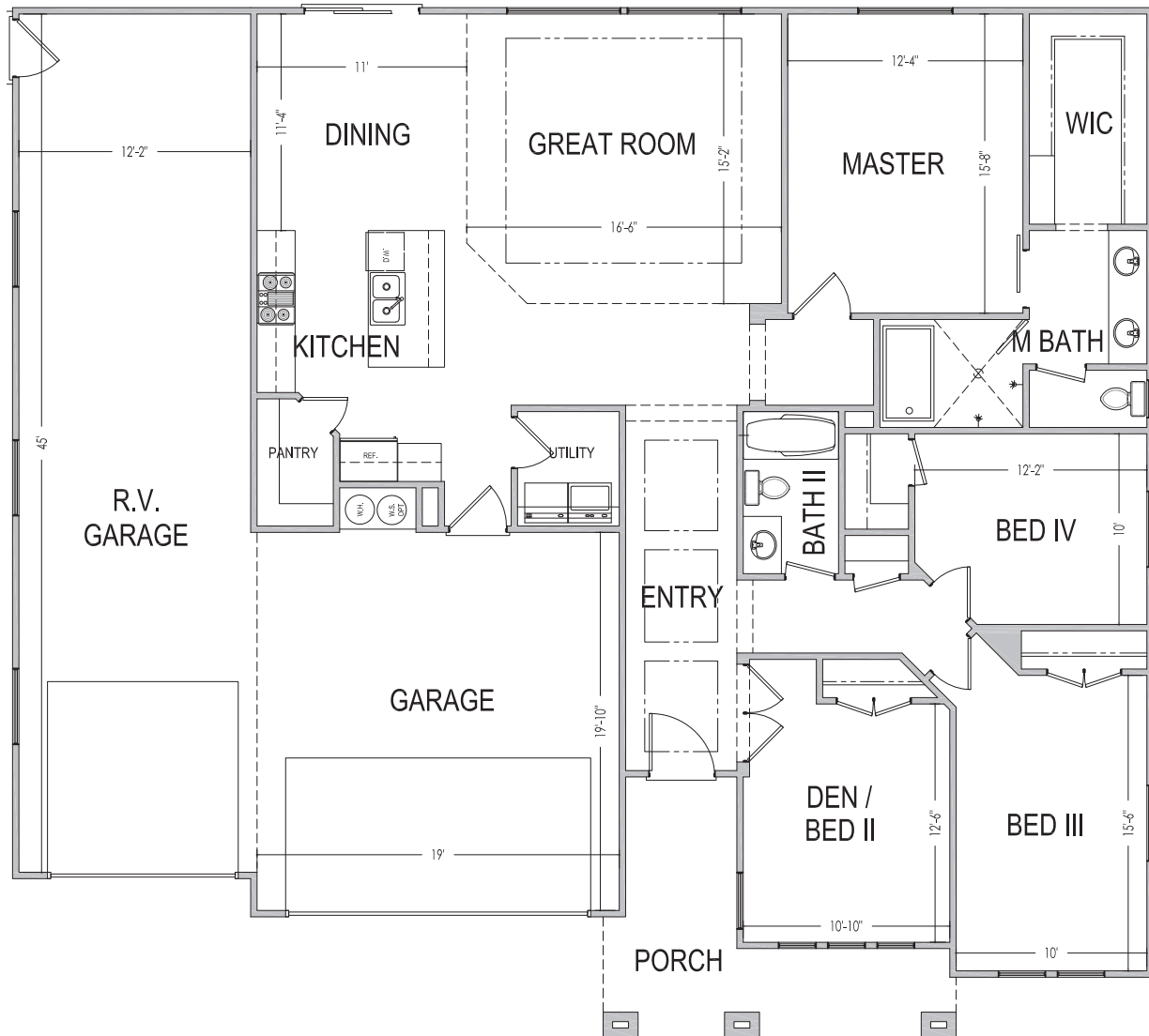
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2993 E. Smith Creek Dr.
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60'x54'

1861 ft.²



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HOA MONTHLY DUES



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:

Riverbend 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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