



# NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates\*



www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
5	2286	1	3	2.5	3-RV	Feb.'25*	CALL FOR PRICE*
6	2983	2	5	4	3 Car	Mar.'25*	CALL FOR PRICE*
21	2983	2	5	4	3 Car	Oct.'24*	\$742,900*
22	2702	2	4	3	3 Car	Feb.'25*	\$693,900*
23	2414	2	4	3	3-RV	Feb.'25*	SOLD
85	2414	1	4	3	3-RV	Oct.'24*	SOLD
87	2594	1	3	2.5	3 Car	Oct.'24*	\$675,900*
104	1861	1	3+Den	2	3-RV	Dec.'24*	\$626,900*
107	2725	2	4+Office	2.5	3 Car-Boat	Nov.'24*	\$683,900*
108	2032	1	3	2	3 Car	Nov.'24*	\$596,900*
110	2597	2	4+Office	2.5	3 Car	Jan.'25*	\$638,900*
111	2459	1	3+Full Casita	3	3 Car	Dec.'24*	\$664,900*
112	1861	1	3+Den	2	3-RV	Dec.'24*	\$608,900*
113	2459	1	3+Full Casita	3	3 Car	Feb.'25*	CALL FOR PRICE*

## 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

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- 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
- **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



**Agent: Lori Johansson**  
(435)669-8618 - [lori@ssrealtysolutions.com](mailto:lori@ssrealtysolutions.com)





# PLAT MAP



- FOR SALE       FUTURE HOME
- SOLD        ● DECORATED

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**S&S Realty**  
SOLUTIONS

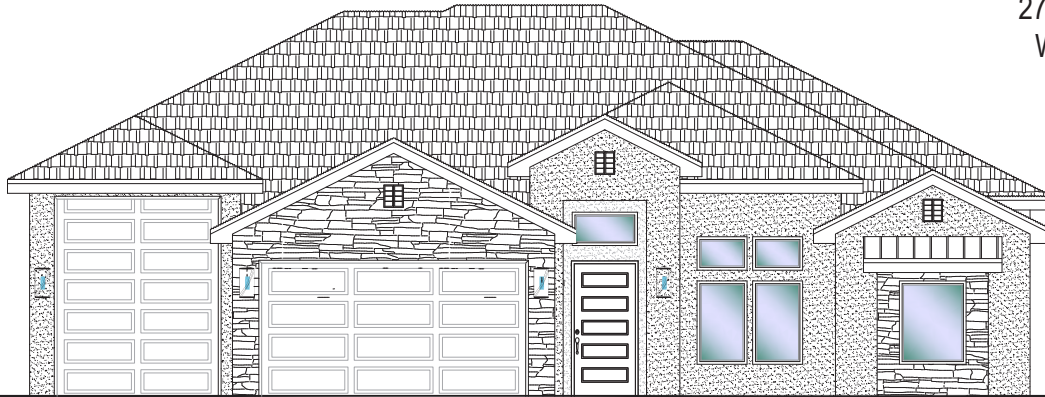


**#5 - FOR SALE\***  
 3 Bed | 2.5 Bath | 3 Car-RV Garage

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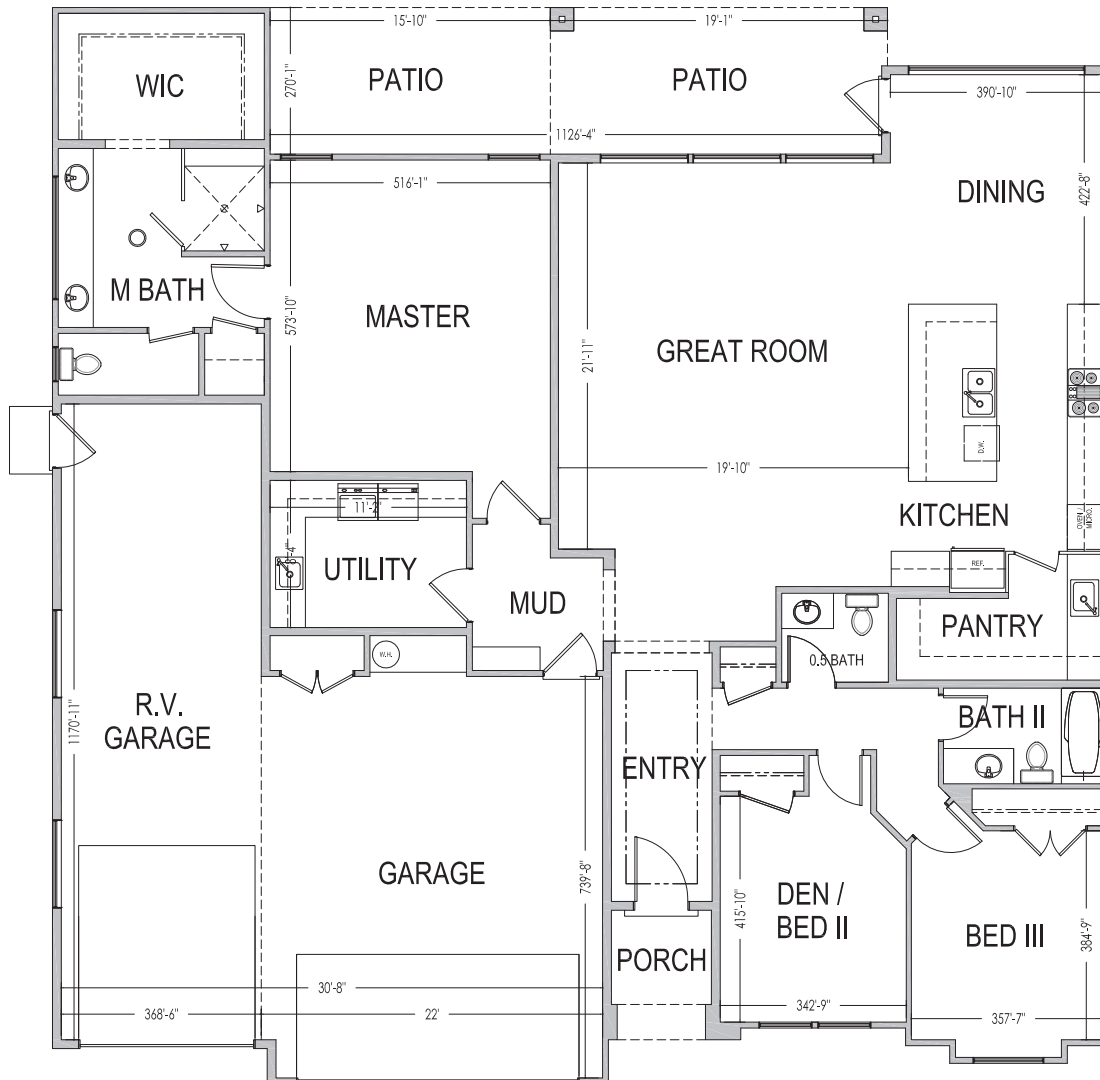
www.sshomes.info

2786 E. Smith Creek Dr.  
 Washington, UT 84780



60'x61'

2,286 ft.<sup>2</sup>



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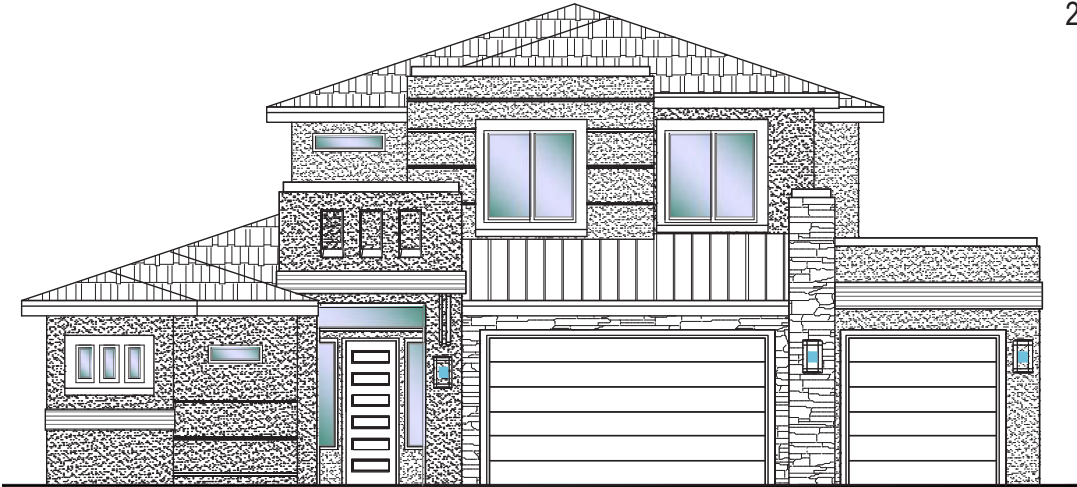


**#6 - FOR SALE\***  
 5 Bed | 4 Bath | 3 Car Garage

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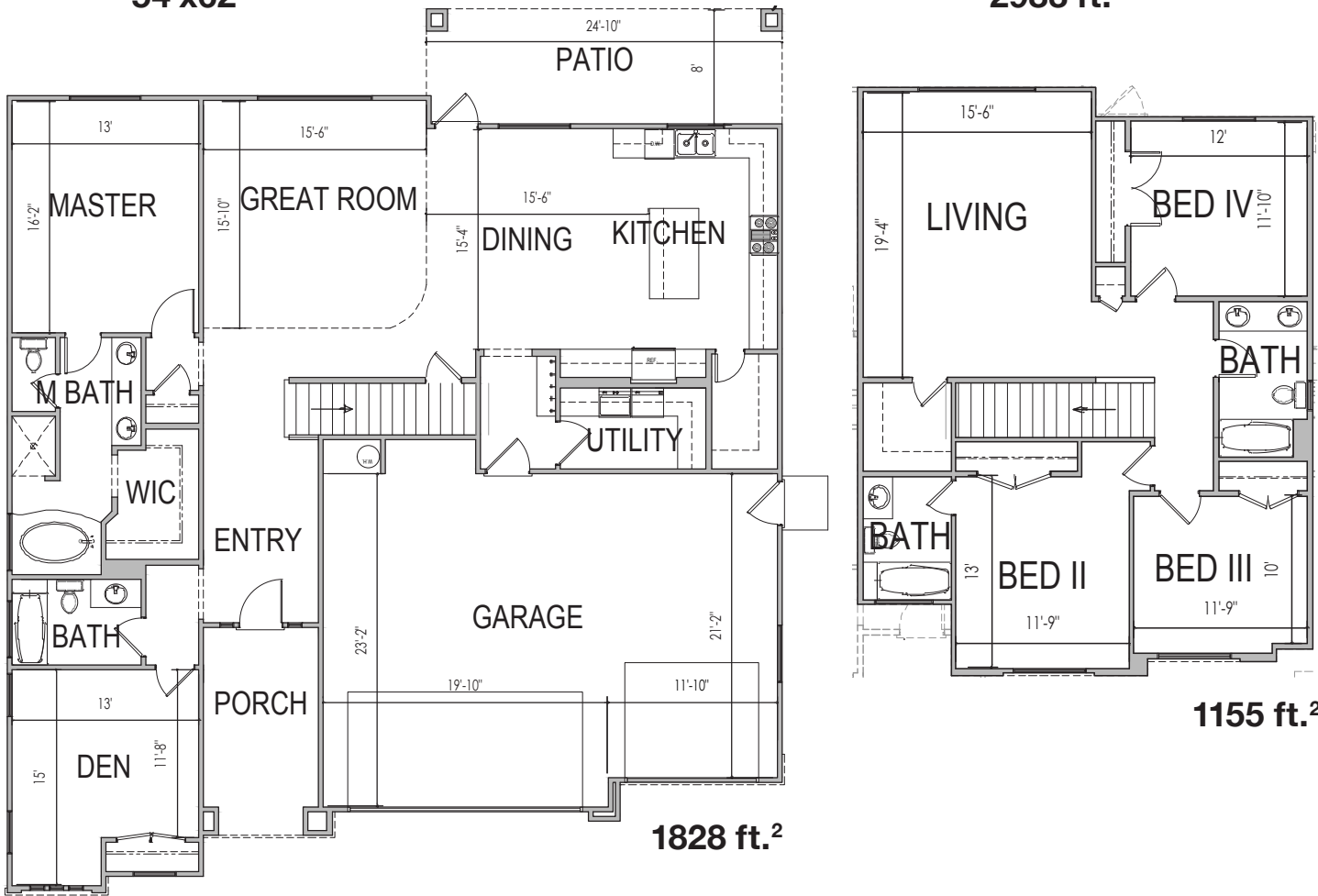
www.sshomes.info

2798 E. Smith Creek Dr.  
 Washington, UT 84780



54'x62'

2983 ft.<sup>2</sup>



1828 ft.<sup>2</sup>

1155 ft.<sup>2</sup>

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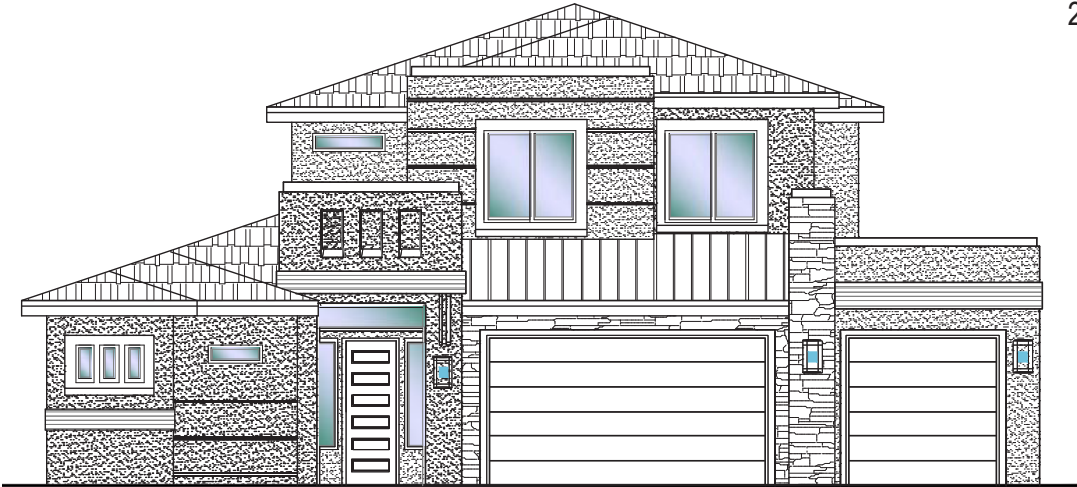


**#21 - FOR SALE\***  
5 Bed | 4 Bath | 3 Car Garage

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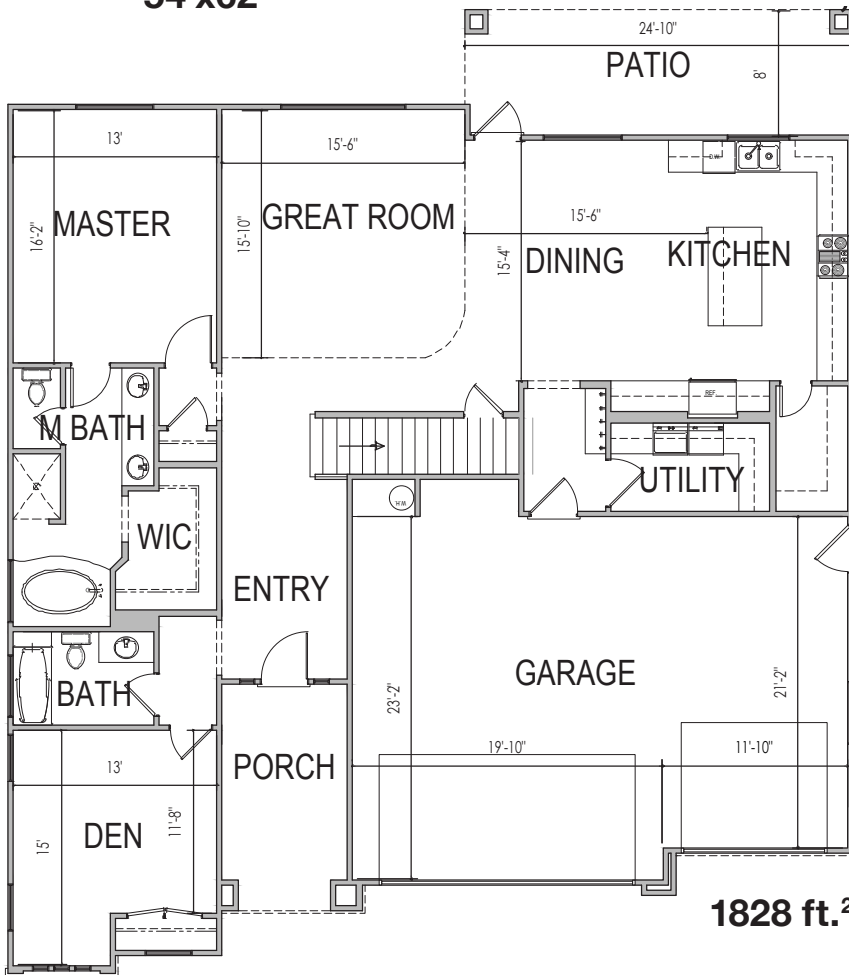
www.sshomes.info

2974 E. Smith Creek Dr.  
Washington, UT 84780

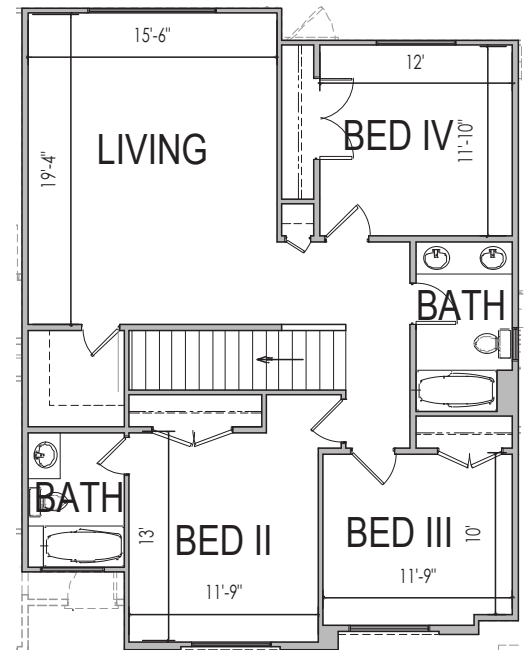


54'x62'

2983 ft.<sup>2</sup>



1828 ft.<sup>2</sup>



1155 ft.<sup>2</sup>

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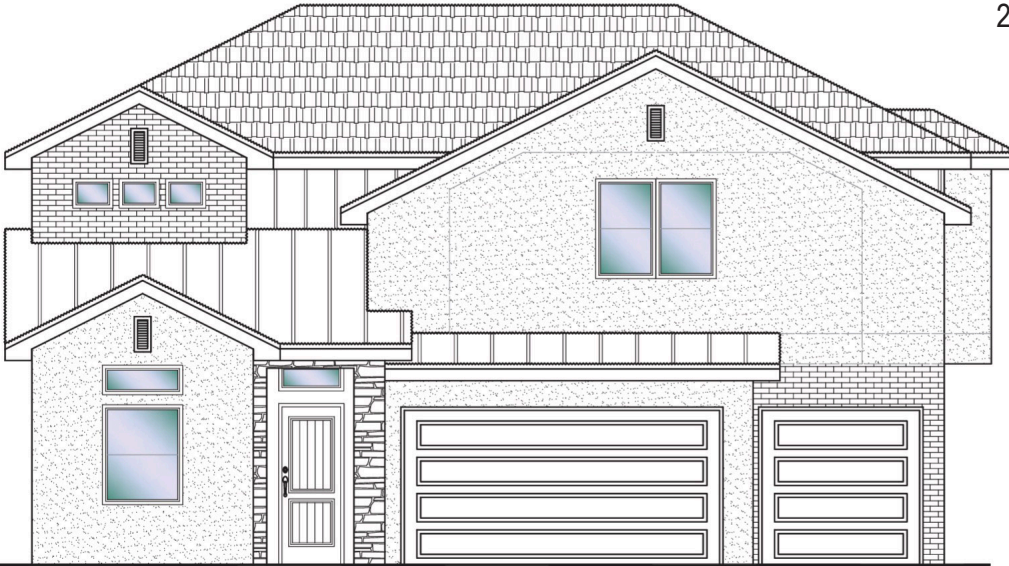
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**#22 - FOR SALE\***  
 4 Bdrm+Den | 2.5 Bath | 3 Car Garage

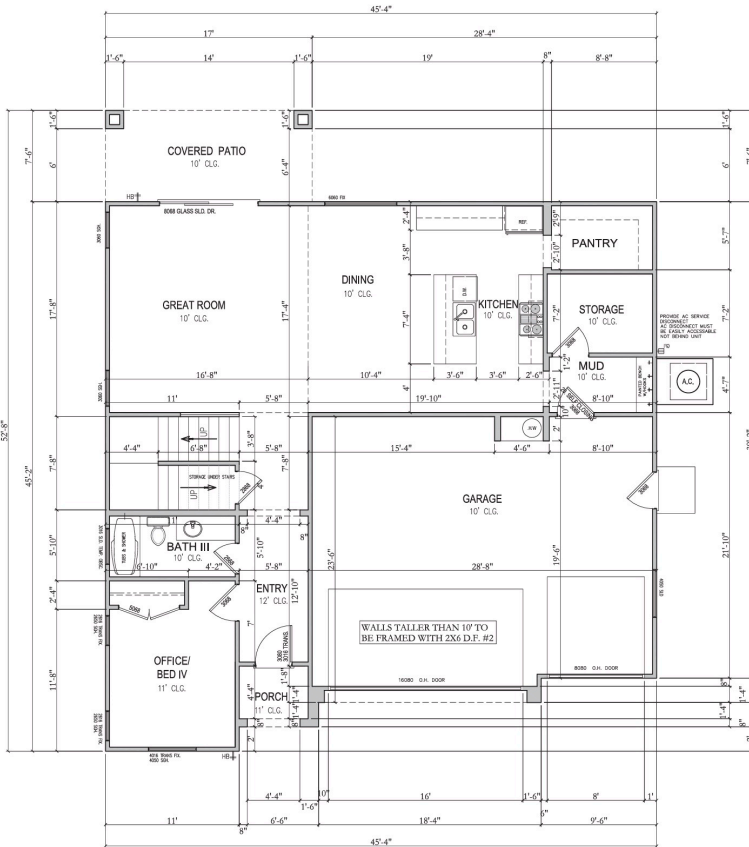
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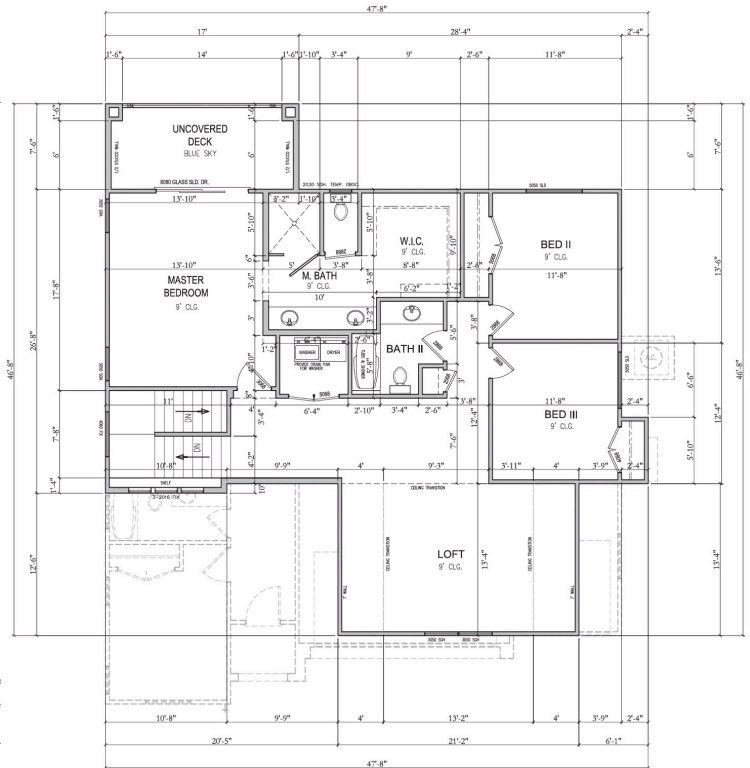


**45'x52'**

**2702 ft.<sup>2</sup>**



**1,226 ft.<sup>2</sup>**



**1,476 ft.<sup>2</sup>**

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

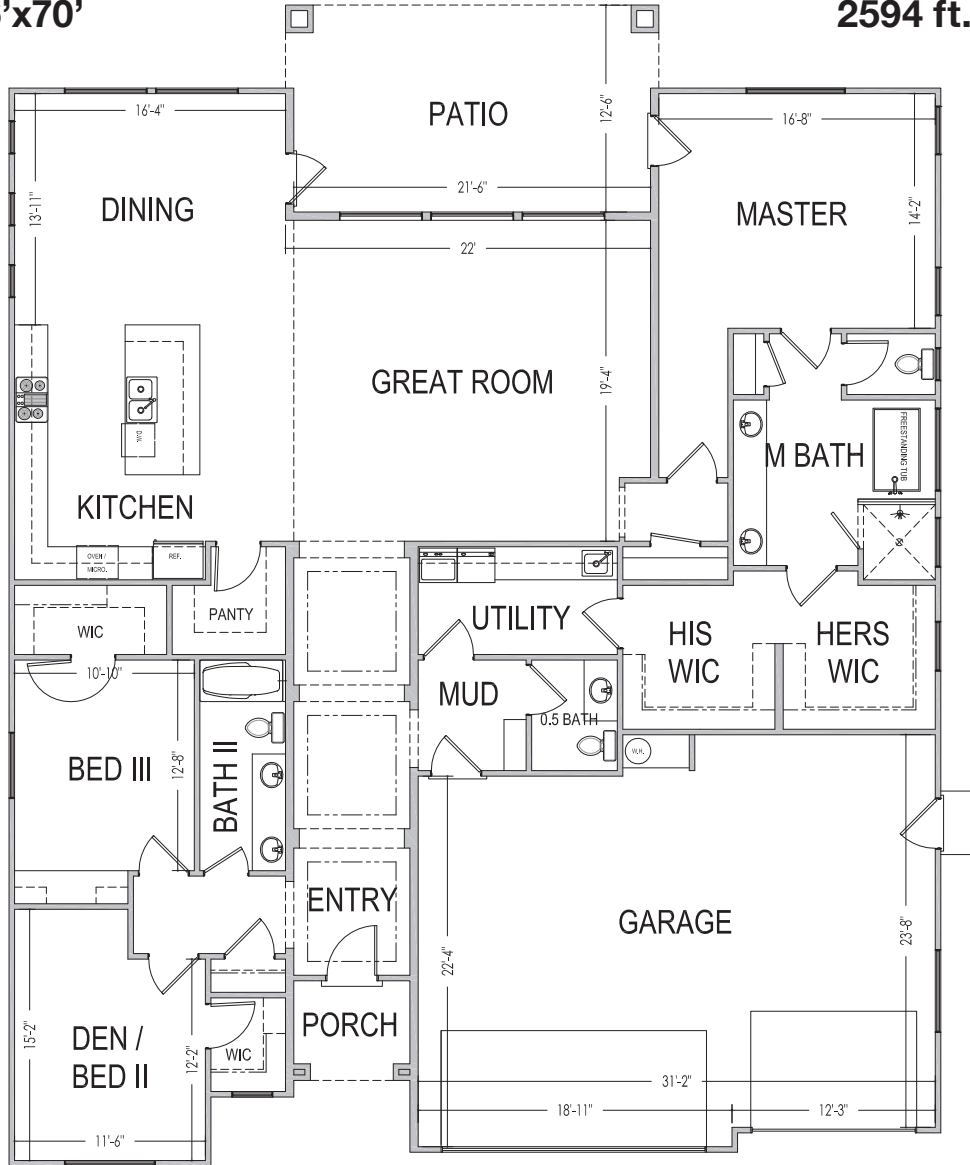
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698 S. Middle Creek Dr.  
 Washington, UT 84780



56'x70'

2594 ft.<sup>2</sup>



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

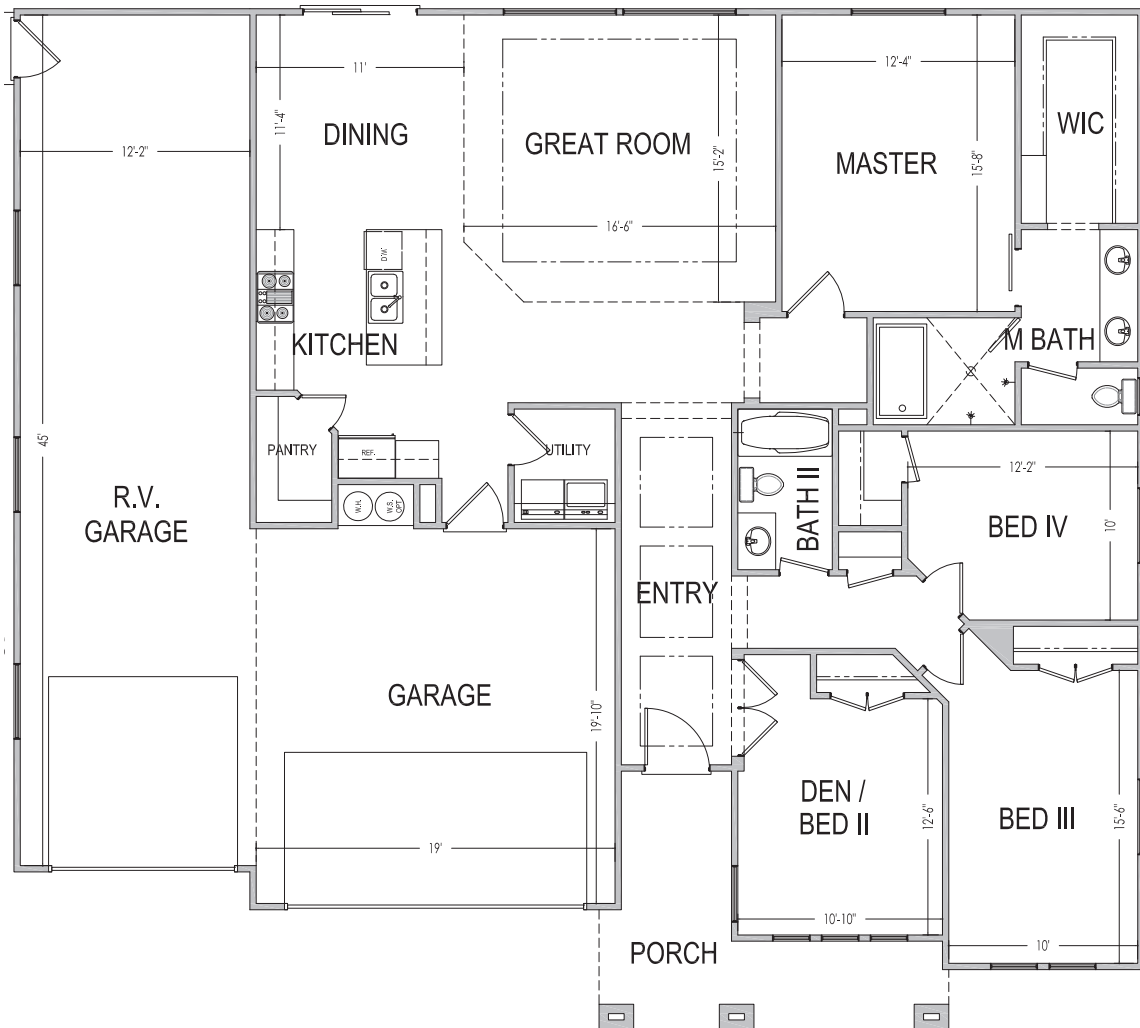
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2988 E. Willis Creek Dr. Washington, UT 84780



60'x54'

1861 ft.<sup>2</sup>



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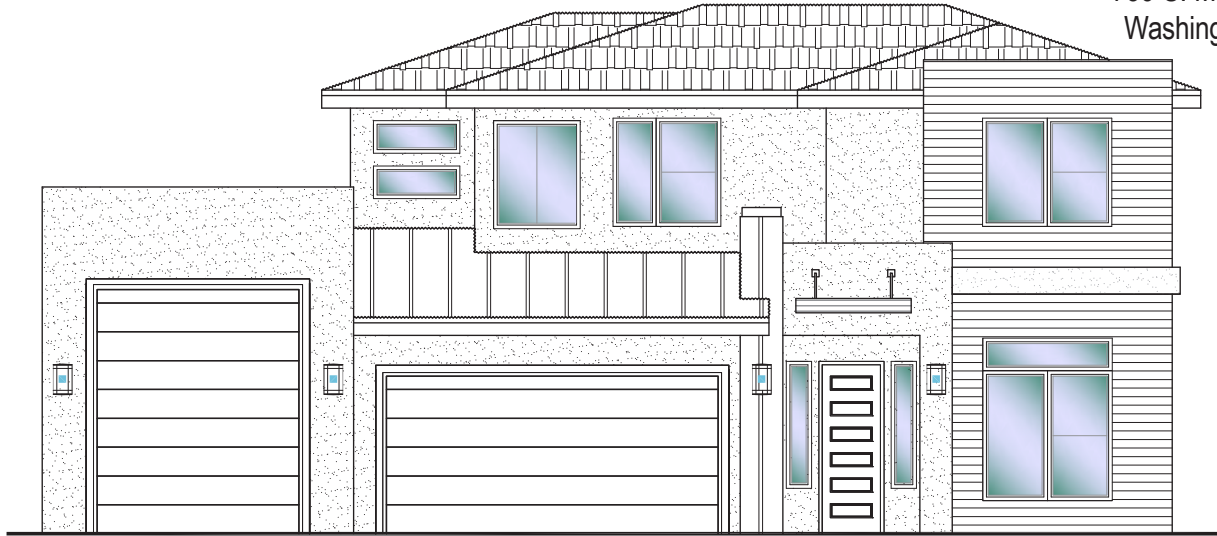


**#107 - FOR SALE\***  
 4 Bed+Office | 2.5 Bath | 3 Car-Boat Garage

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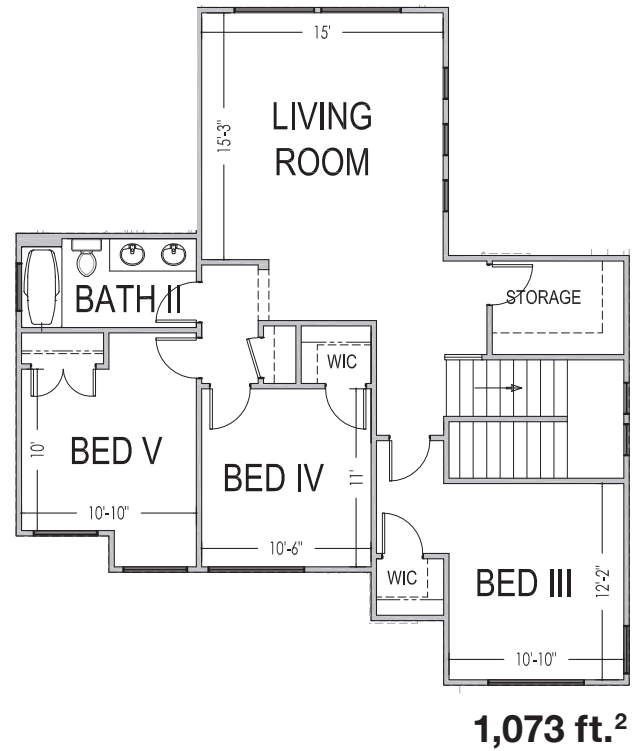
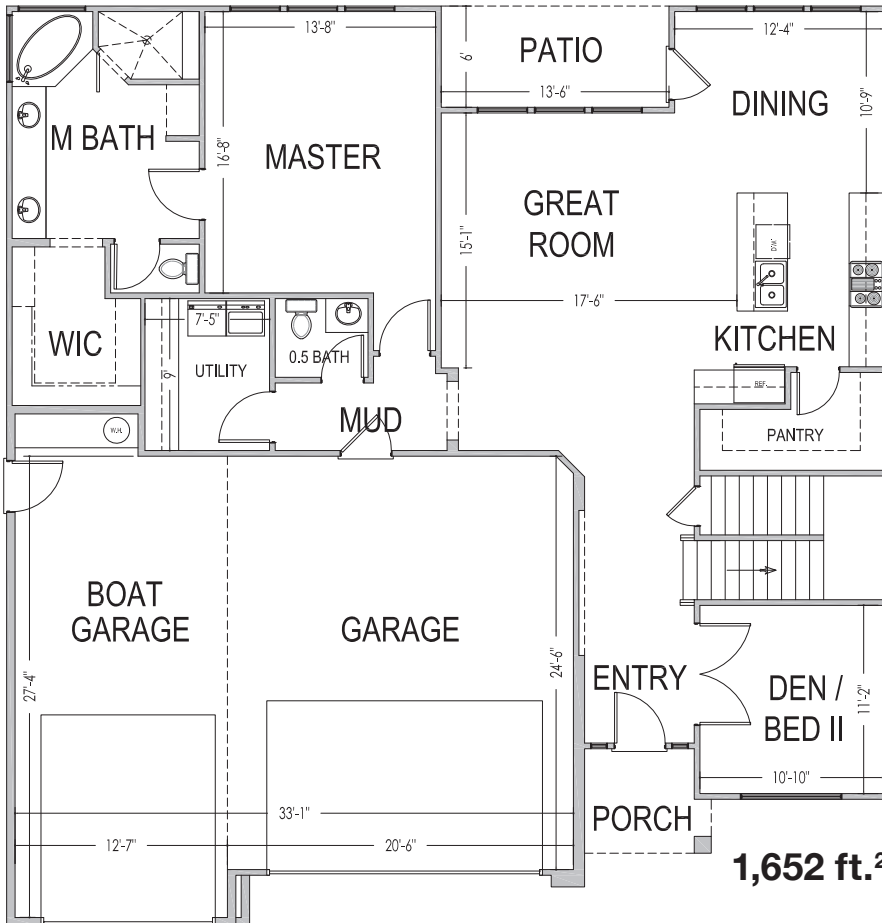
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739 S. Middle Creek Dr.  
 Washington, UT 84780



52'x54'

2,725 ft.<sup>2</sup>



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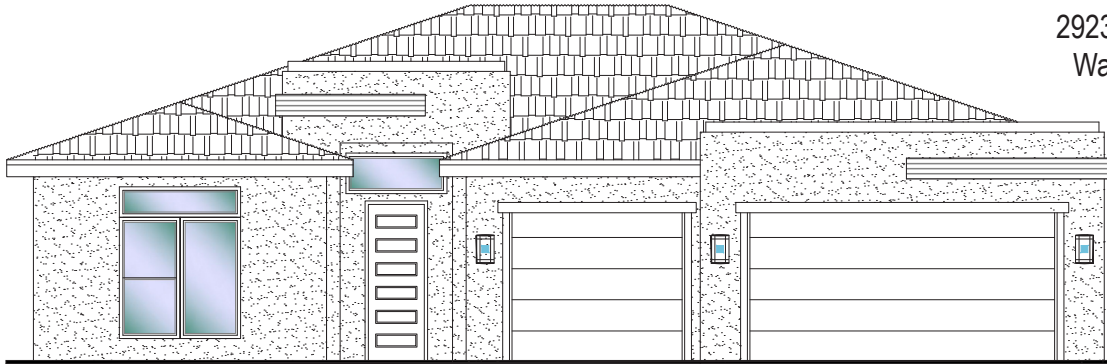
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**#108 - FOR SALE\***  
 3 Bed | 2 Bath | 3 Car Garage

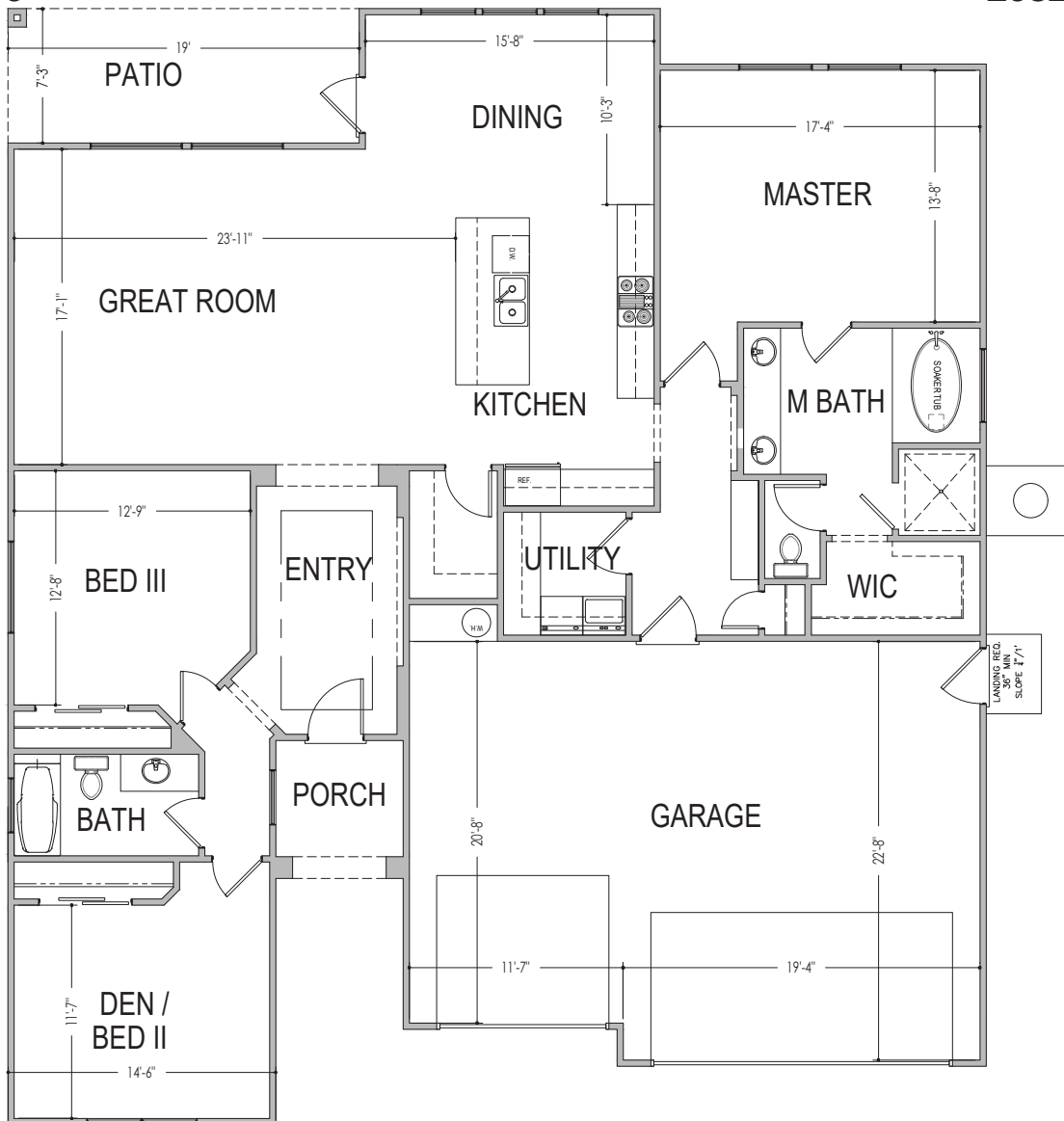
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2923 E. Smith Creek Dr.  
 Washington, UT 84780



53'x60'

2032 ft.<sup>2</sup>



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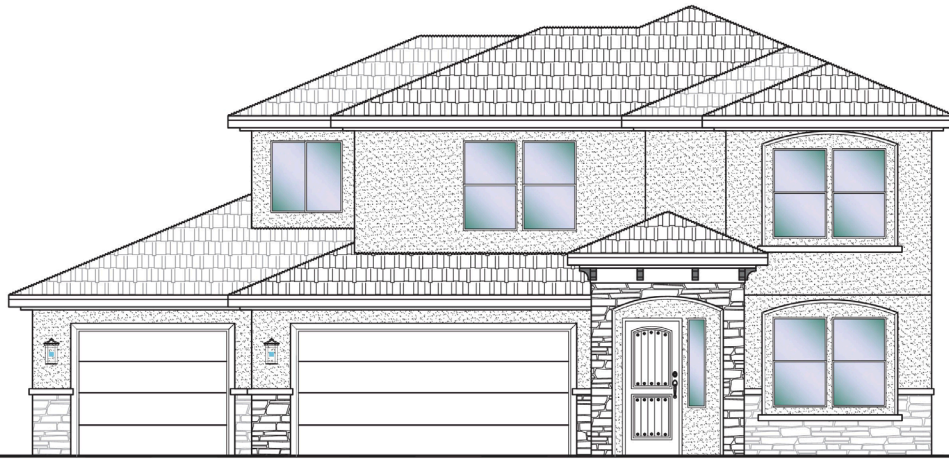
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**#110 - FOR SALE\***  
 4 Bed+Office | 2.5 Bath | 3 Car Garage

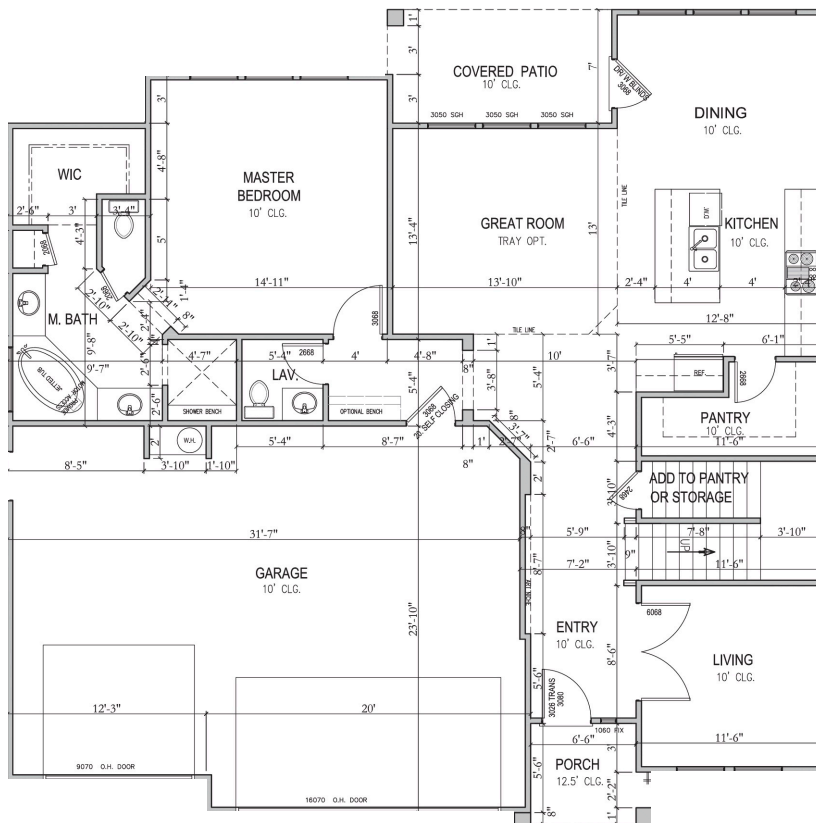
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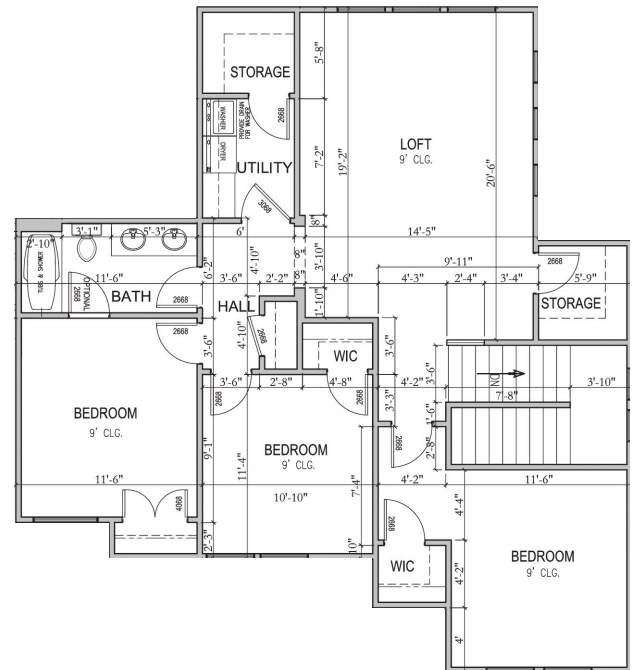
50'x50'

2597 ft.<sup>2</sup>



Main 1452 ft.<sup>2</sup>

Upper 1145 ft.<sup>2</sup>



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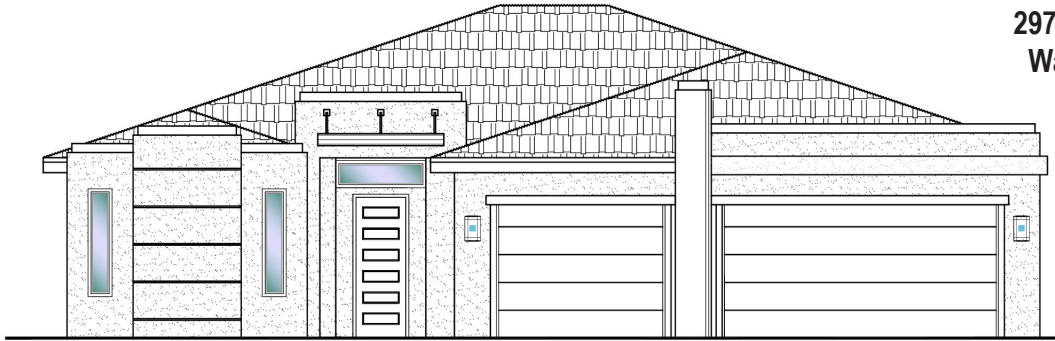


**#111 - FOR SALE\***  
 3 Bed+Full Casita | 3 Bath | 3 Car Garage

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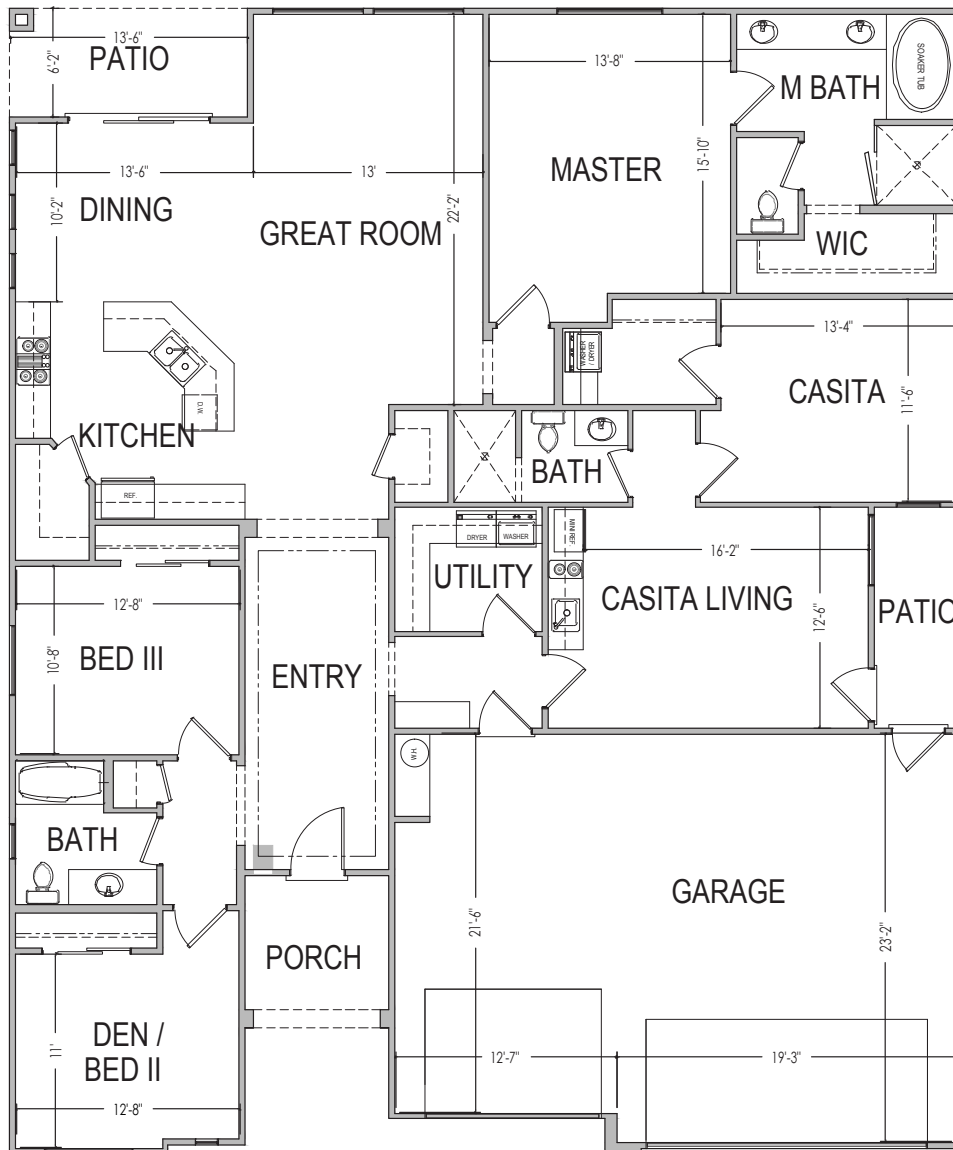
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2977 E. Smith Creek Dr.  
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54'x65'

2459 ft.<sup>2</sup>



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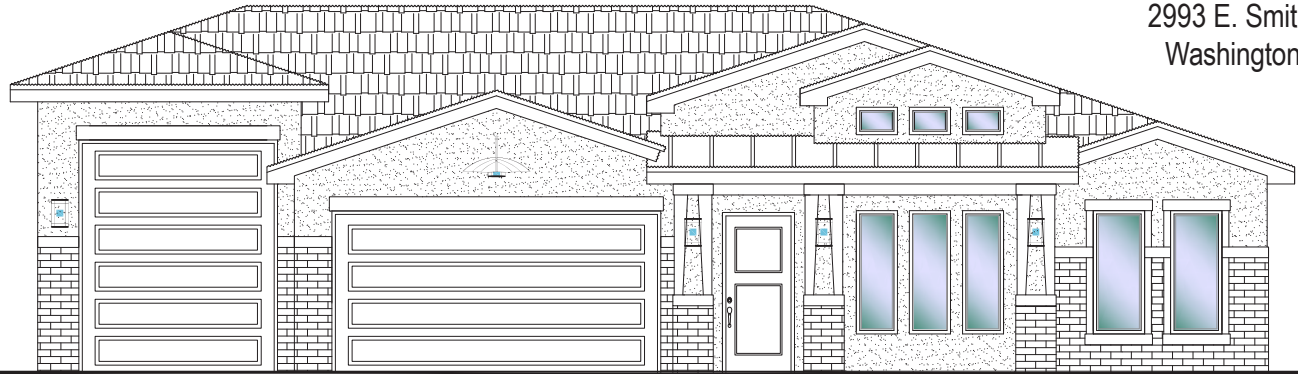


**#112 - FOR SALE\***  
 3 Bed+Den | 2 Bath | 3 Car Garage

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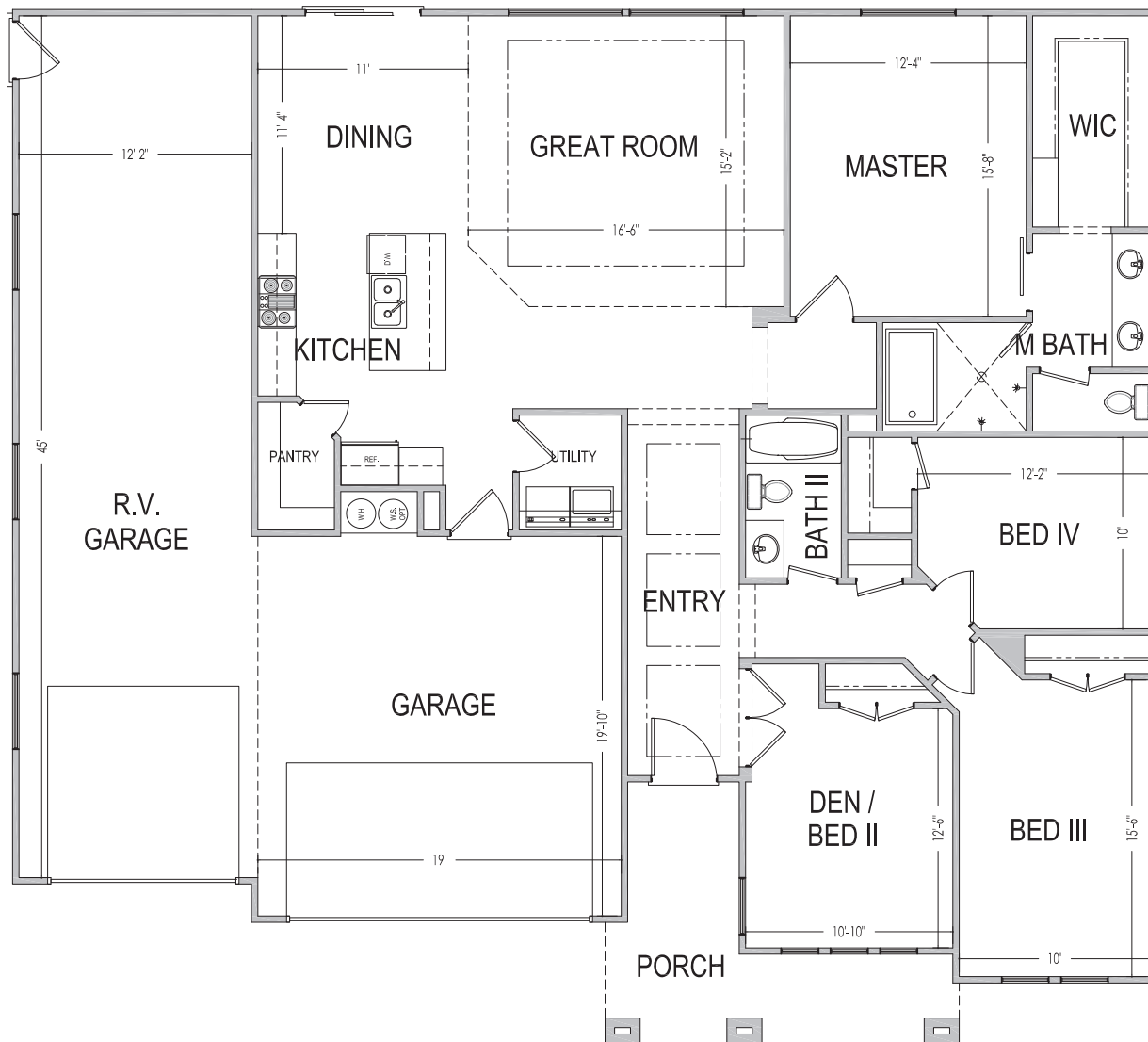
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2993 E. Smith Creek Dr.  
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60'x54'

1861 ft.<sup>2</sup>



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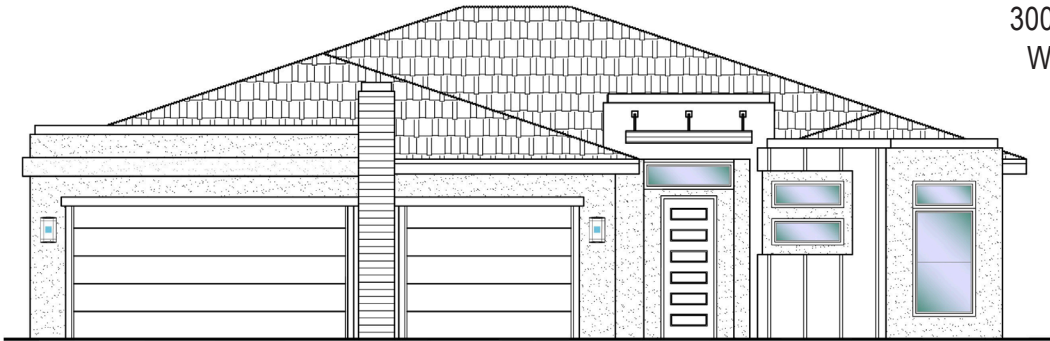


**#113 - FOR SALE\***  
 3 Bed+Full Casita | 3 Bath | 3 Car Garage

**S&S Homes**

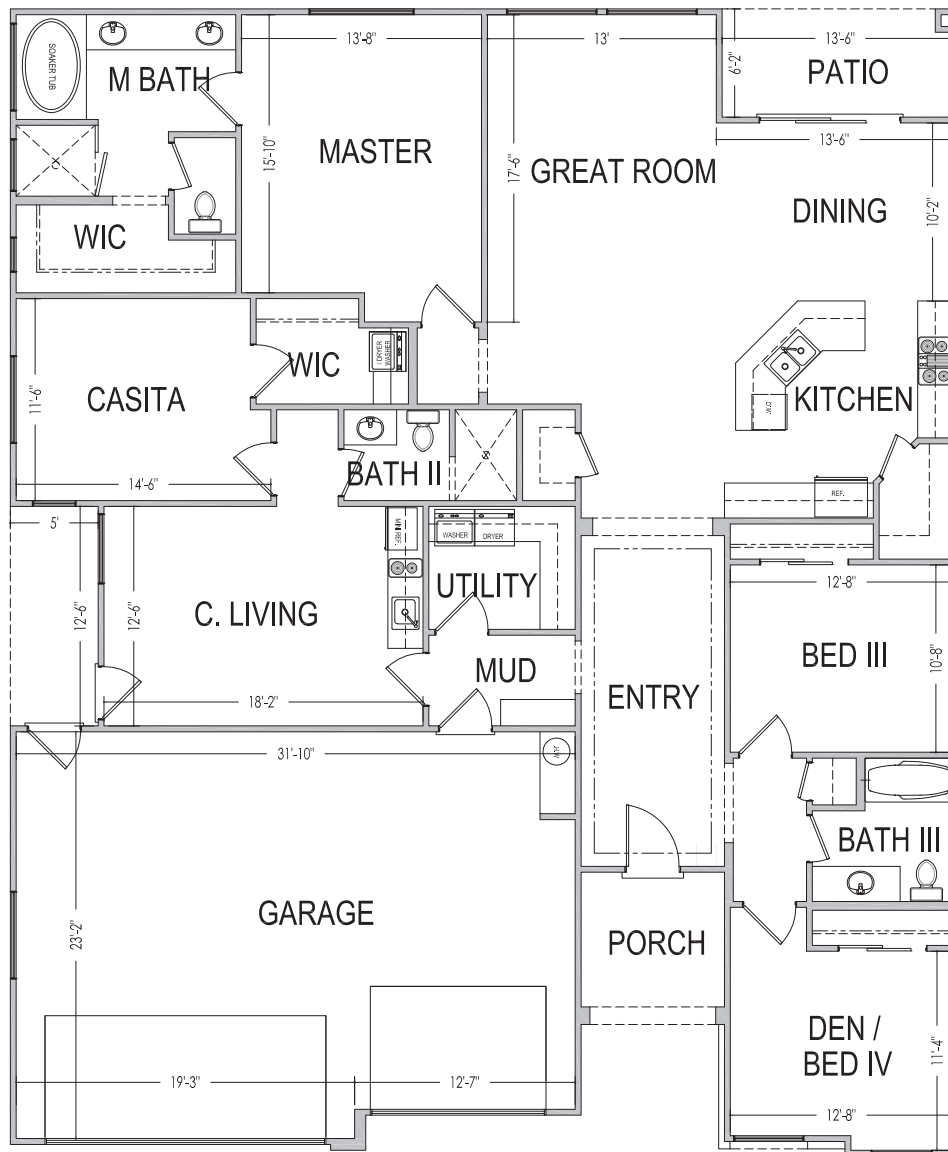
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3007 E. Smith Creek Dr.  
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2459 ft.<sup>2</sup>



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# HOA MONTHLY DUES



## HOA Includes:

- Landscape Maintenance of Common Areas
- Liability Insurance
- Administration / Management

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**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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