



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*
5	2286	1	3	2.5	3 Car-RV	Move-In-Ready*	\$686,900*
6	2983	2	5	4	3 Car	Move-In-Ready*	\$739,900*
8	2032	1	3	2	3 Car	Apr.'25*	\$625,900*
9	2597	2	4+Den	2.5	3 Car	May.'25*	\$660,900*
10	2532	1	4	3	3 Car-Boat	Jun.'25*	CALL FOR PRICE*
11	2286	1	3	2.5	3 Car-RV	Jun.'25*	\$660,900*
19	2983	2	5	4	3 Car	Jul.'25*	CALL FOR PRICE*
87	2594	1	3	2.5	3 Car	MIR* (Staged)	\$675,900*
91	2494	1	4	3	3 Car-RV	Jul.'25*	CALL FOR PRICE*
92	2459	1	3+Casita	3	3 Car	Aug.'25*	CALL FOR PRICE*
93	2597	2	4+Den	2.5	3 Car	Aug.'25*	CALL FOR PRICE*
104	1861	1	3+Den	2	3 Car-RV	Move-In-Ready*	CONTRACT
108	2032	1	3	2	3 Car	MIR* (Staged)	\$596,900*
109	2286	1	3	2.5	3 Car-RV	May.'25*	\$667,900*

TAKE A SELF TOUR OF OUR HOMES WITH NterNow SCAN THE QR CODE ON THE DOOR FOR ACCESS

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
- 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

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Agent: Lori Johansson
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PLAT MAP



PHASE 2

PHASE 1

PHASE 3

- FOR SALE
- FUTURE HOME
- SOLD
- MOVE-IN-READY

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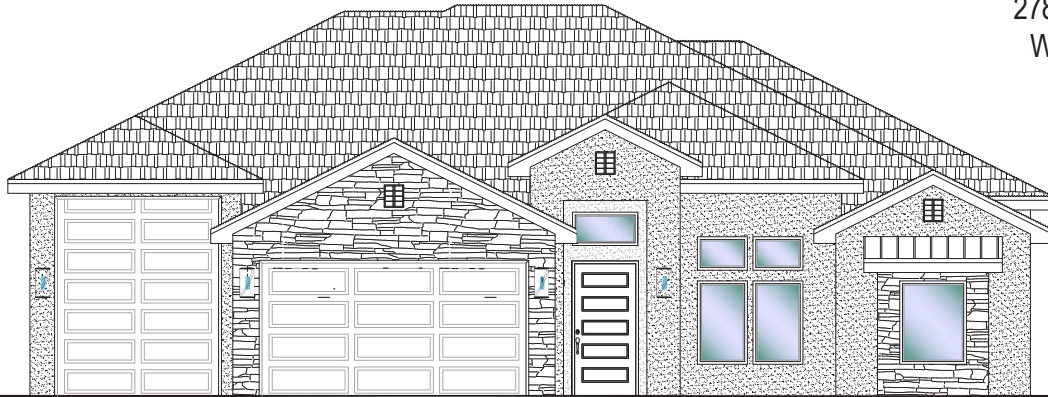


#5 - FOR SALE*
 3 Bed | 2.5 Bath | 3 Car-RV Garage

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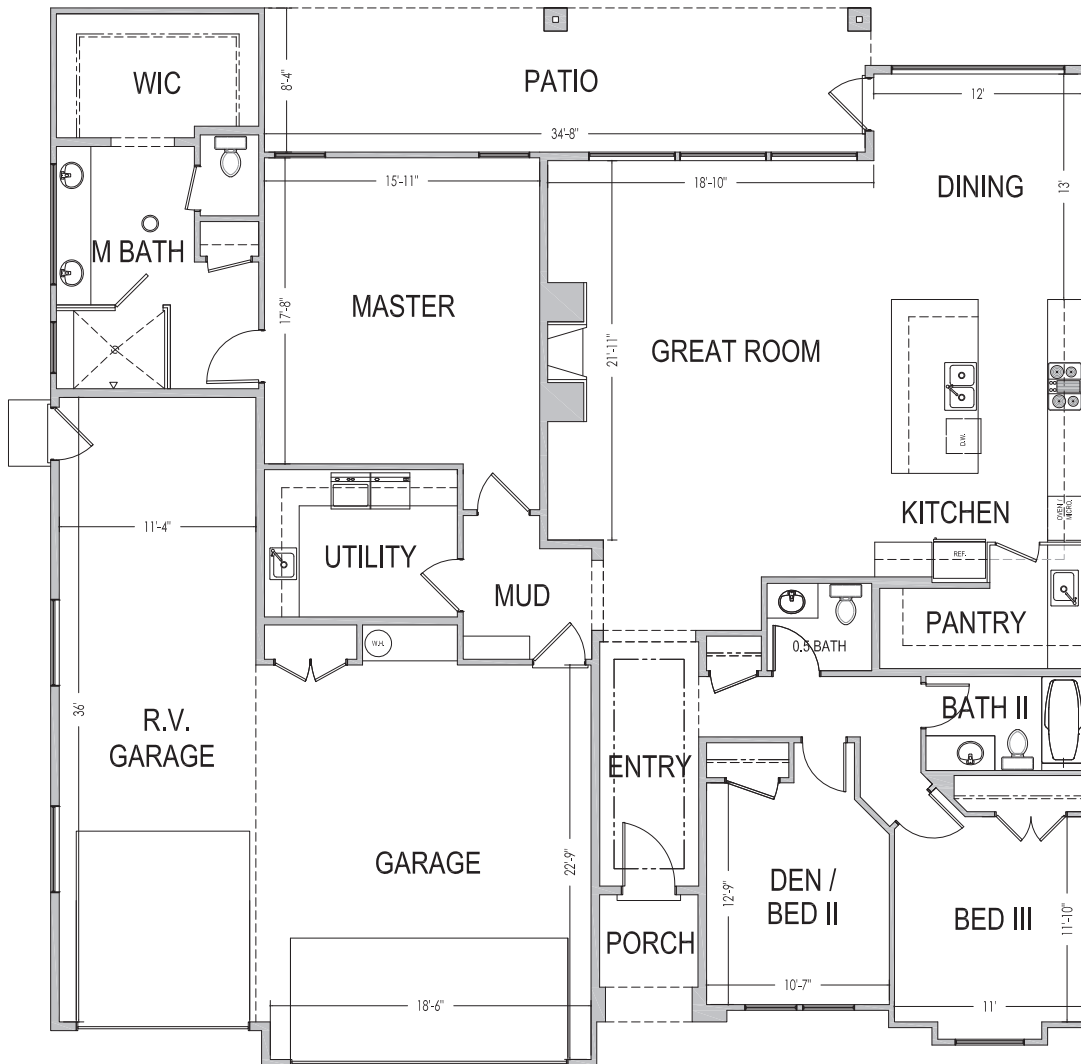
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2786 E. Smith Creek Dr.
 Washington, UT 84780



60'x61'

2,286 ft.²



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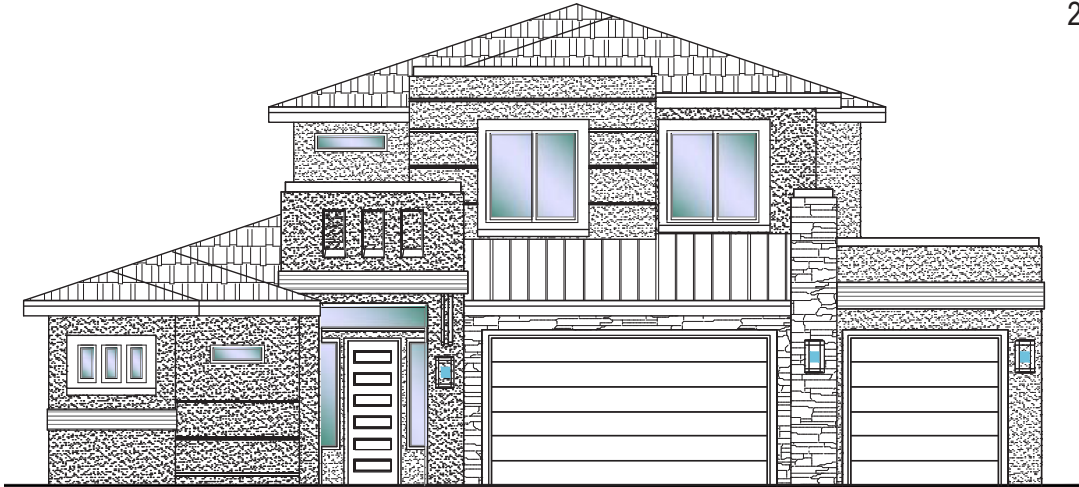


#6 - FOR SALE*
 5 Bed | 4 Bath | 3 Car Garage

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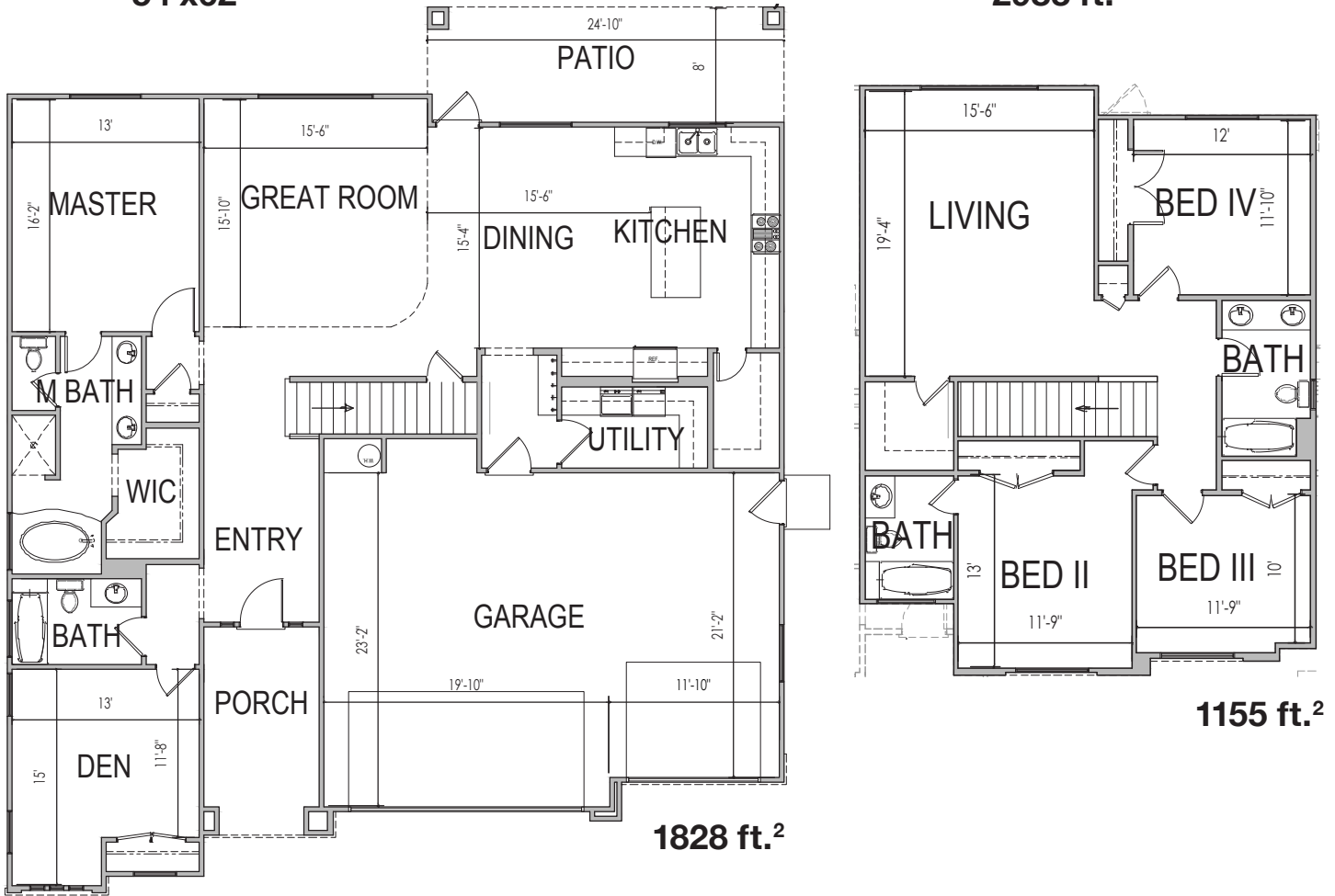
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2798 E. Smith Creek Dr.
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54'x62'

2983 ft.²



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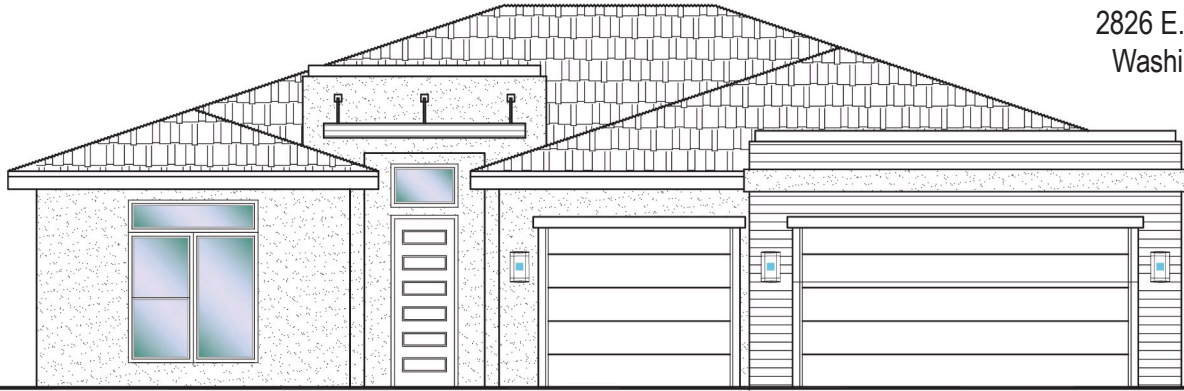


#8 - FOR SALE*
 3 Bed | 2 Bath | 3 Car Garage

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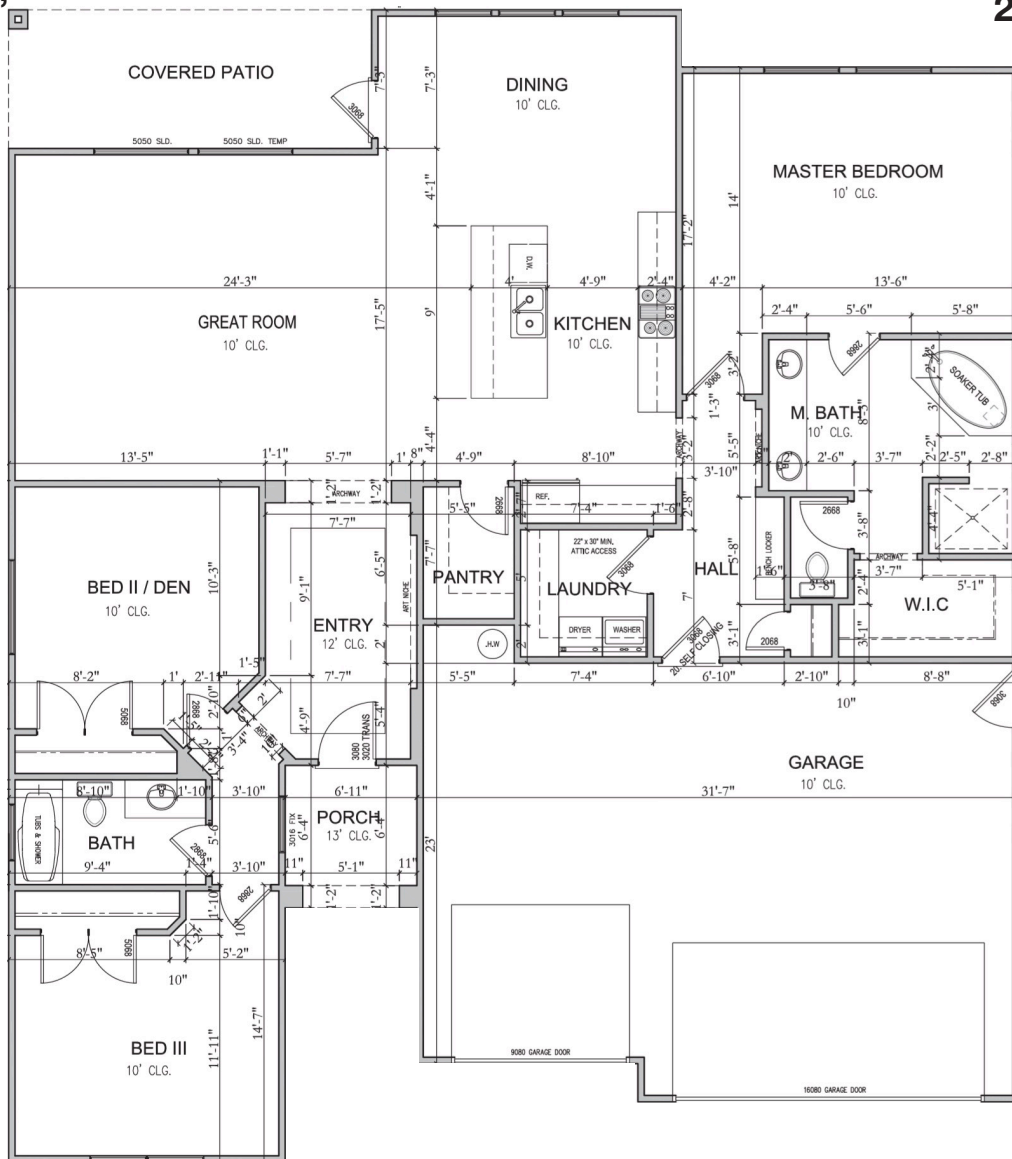
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2826 E. Smith Creek Dr.
 Washington, UT 84780



60'x53'

2,032 ft.²



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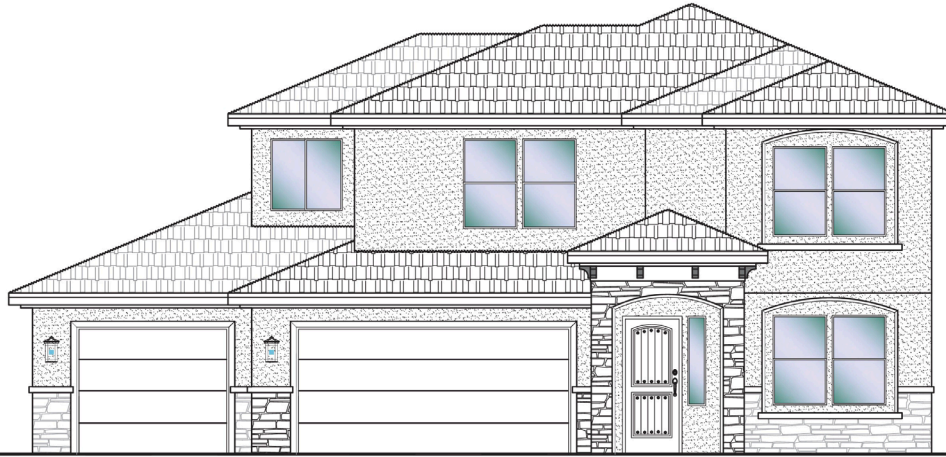


#9 - FOR SALE*
 4 Bed+Office | 2.5 Bath | 3 Car Garage

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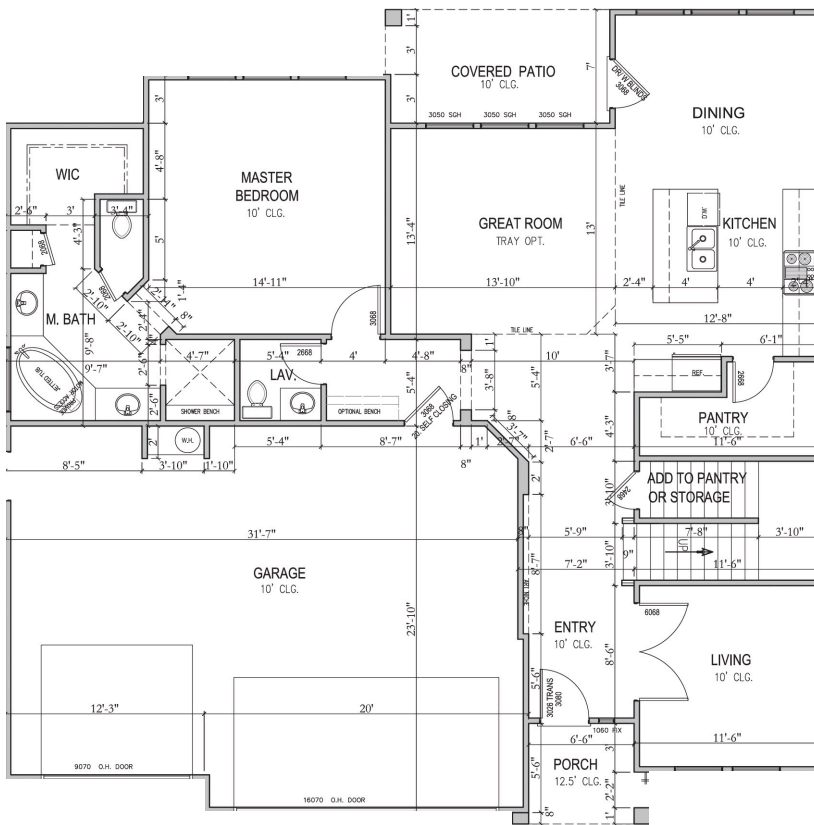
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2838 E. Smith Creek Dr.
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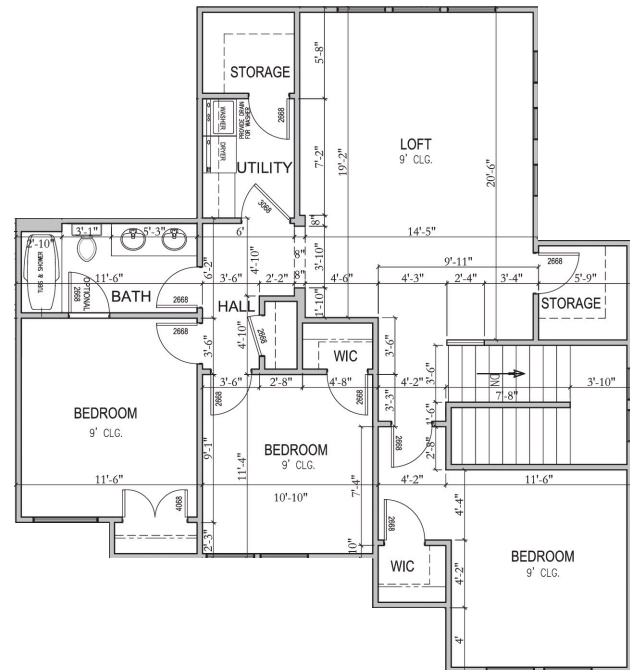
50'x50'

2597 ft.²



Main 1452 ft.²

Upper 1145 ft.²



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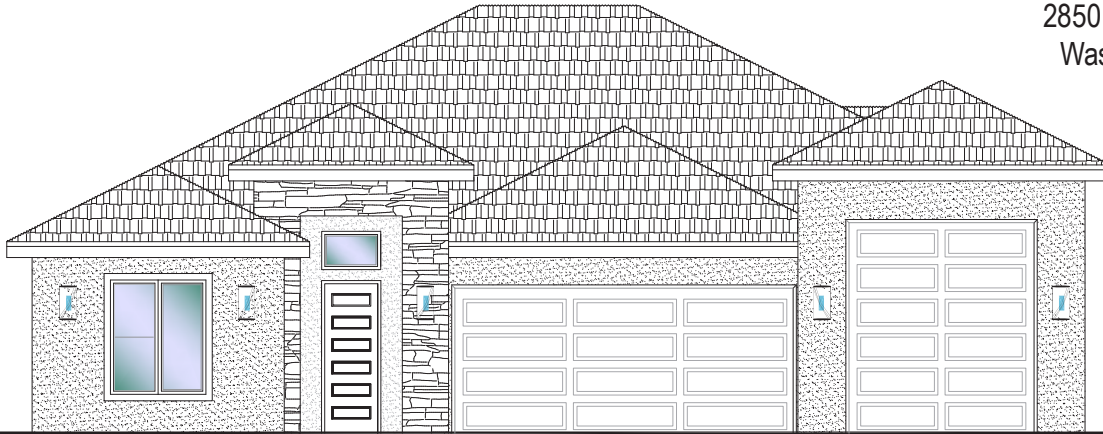


#10 - FOR SALE*
 4 Bed | 3 Bath | 3 Car-Boat Garage

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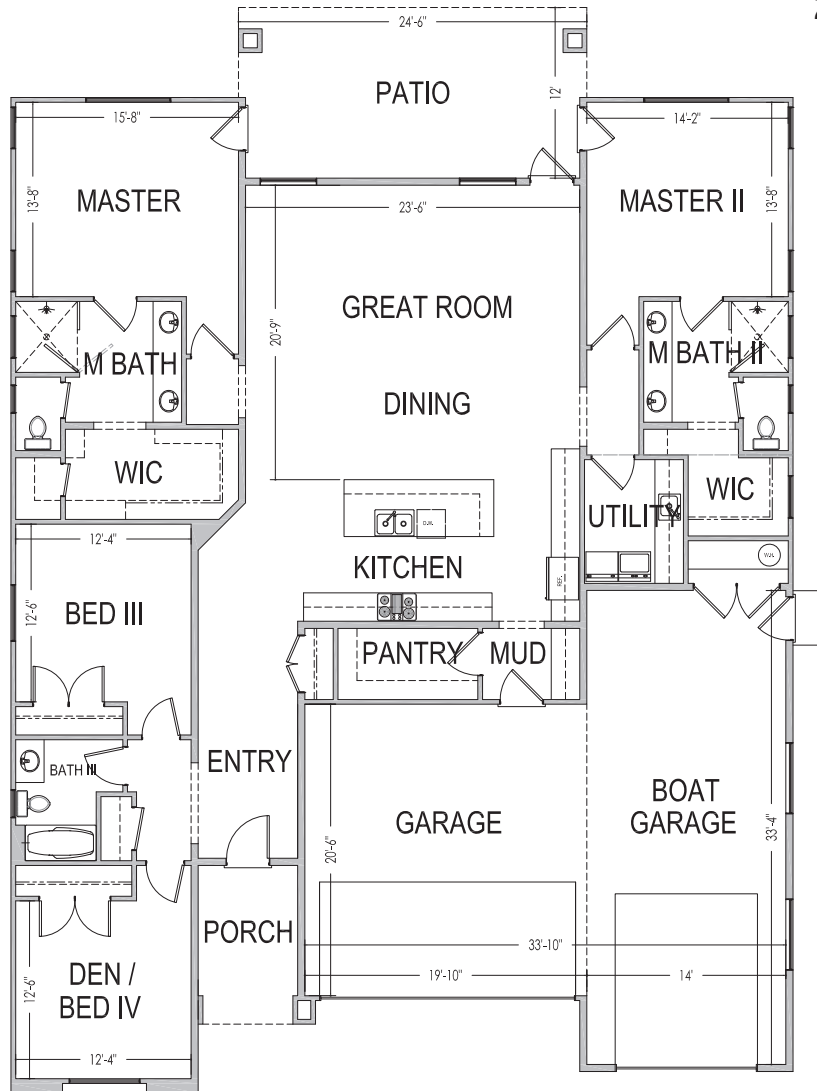
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2850 E. Smith Creek Dr.
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55'x75'

2532 ft.²



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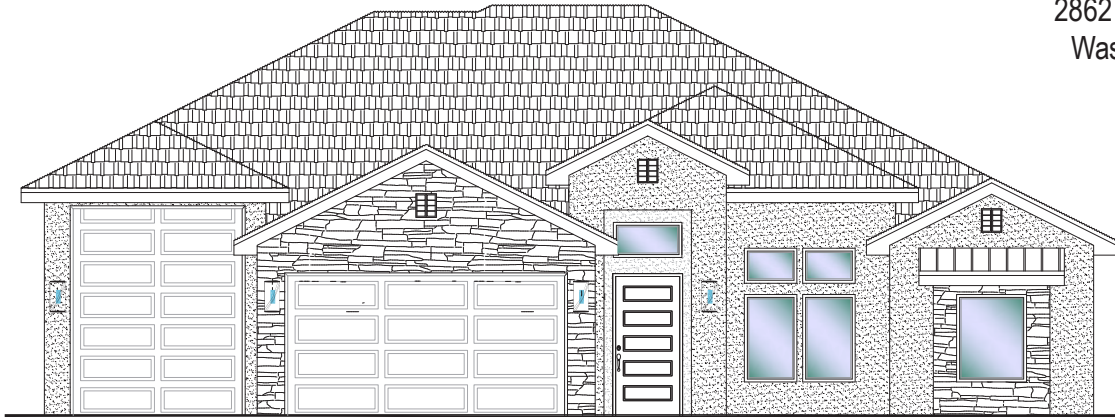


#11 - FOR SALE*
 3 Bed | 2.5 Bath | 3 Car-RV Garage

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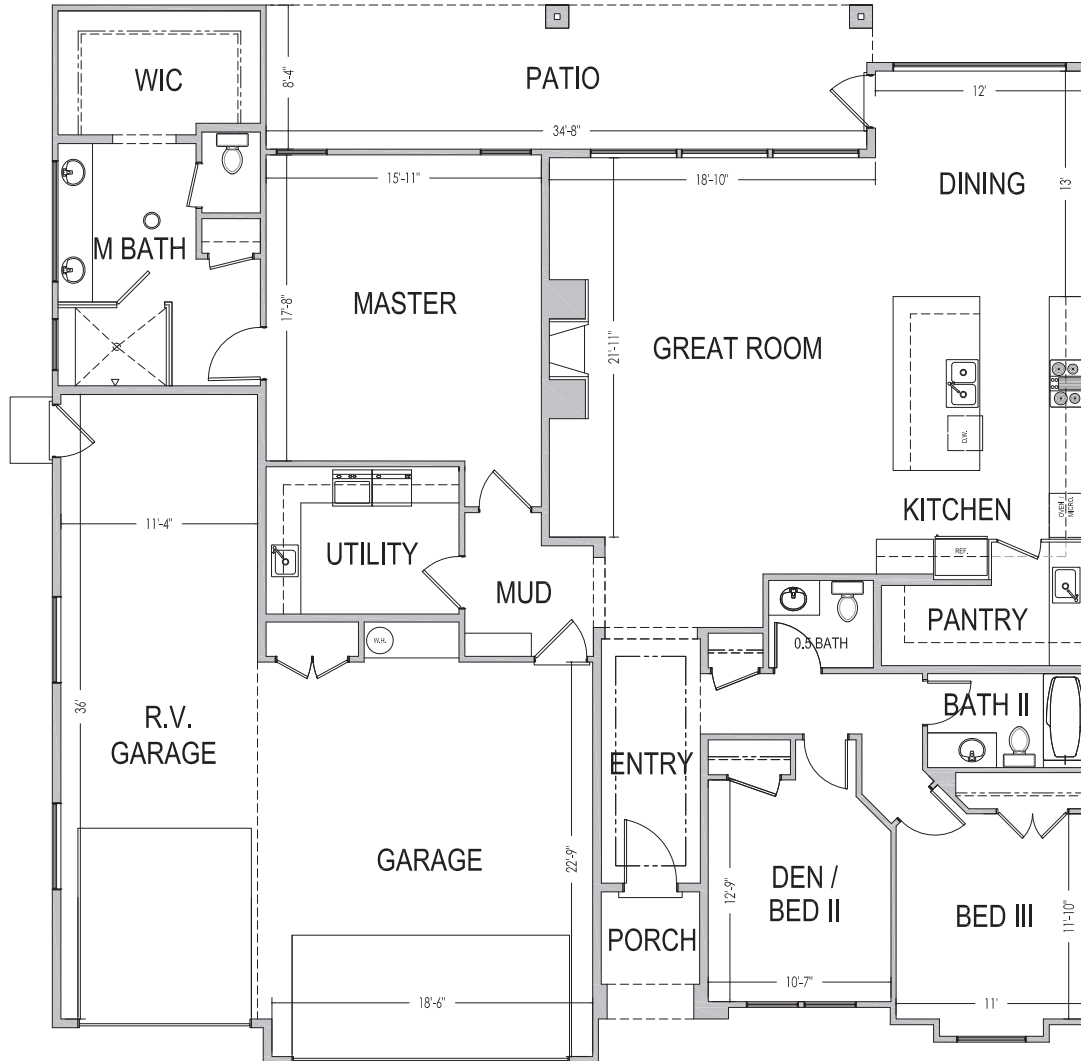
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2862 E. Smith Creek Dr.
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60'x61'

2286 ft.²



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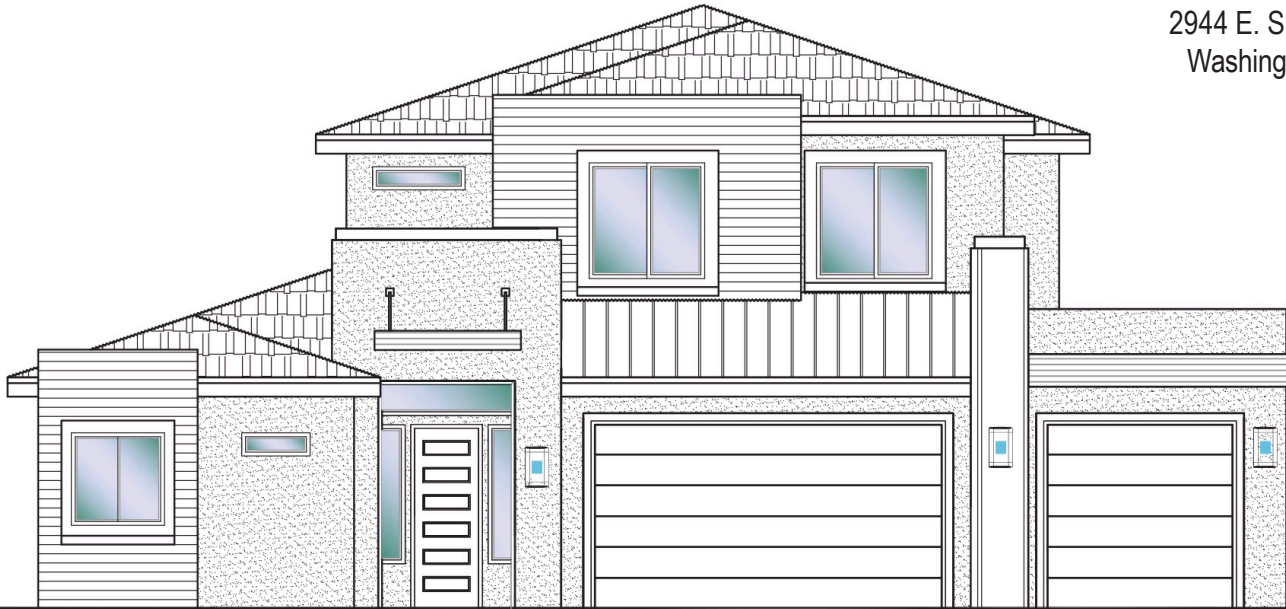


#19 - FOR SALE*
 5 Bed | 4 Bath | 3 Car Garage

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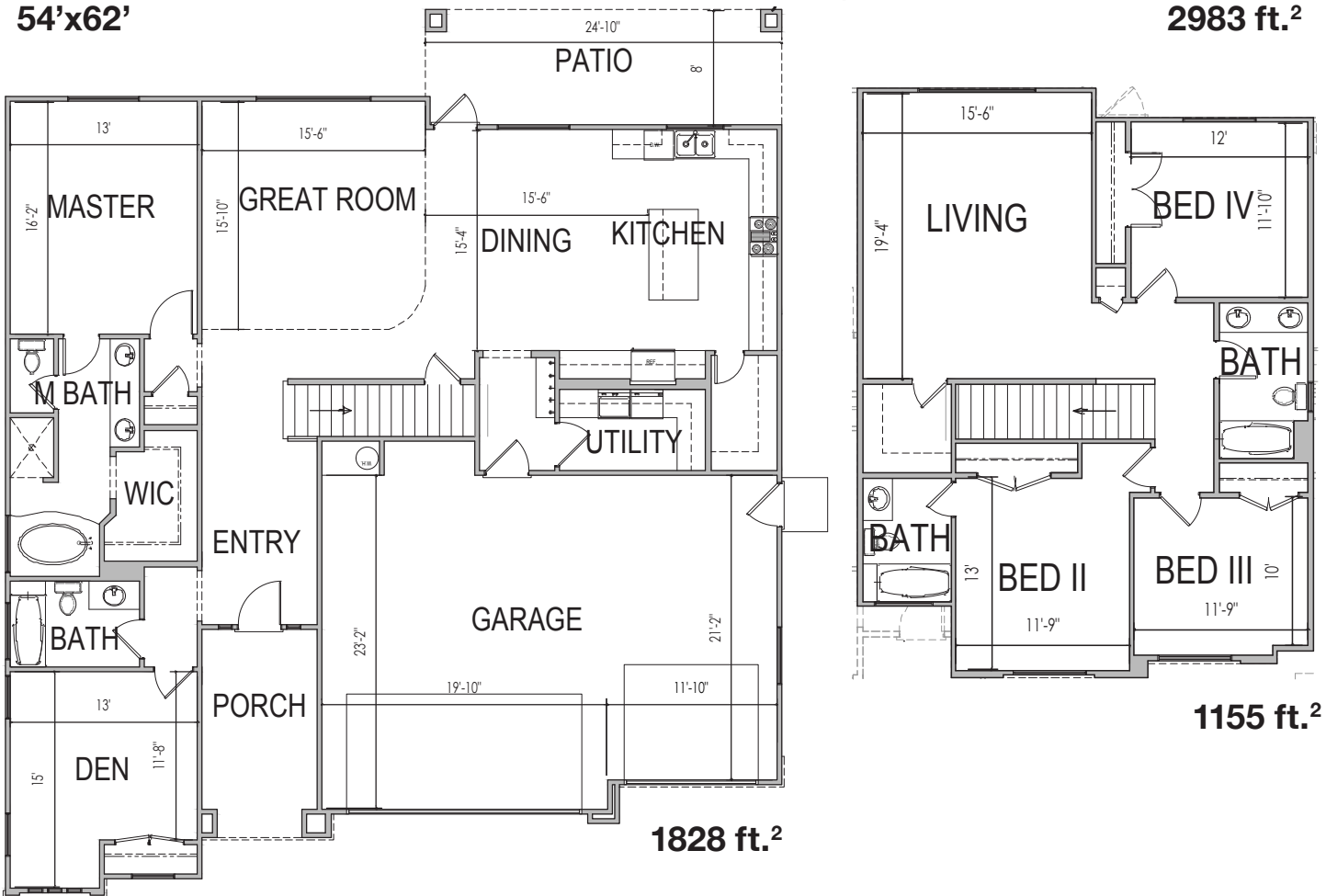
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2944 E. Smith Creek Dr.
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54'x62'

2983 ft.²



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

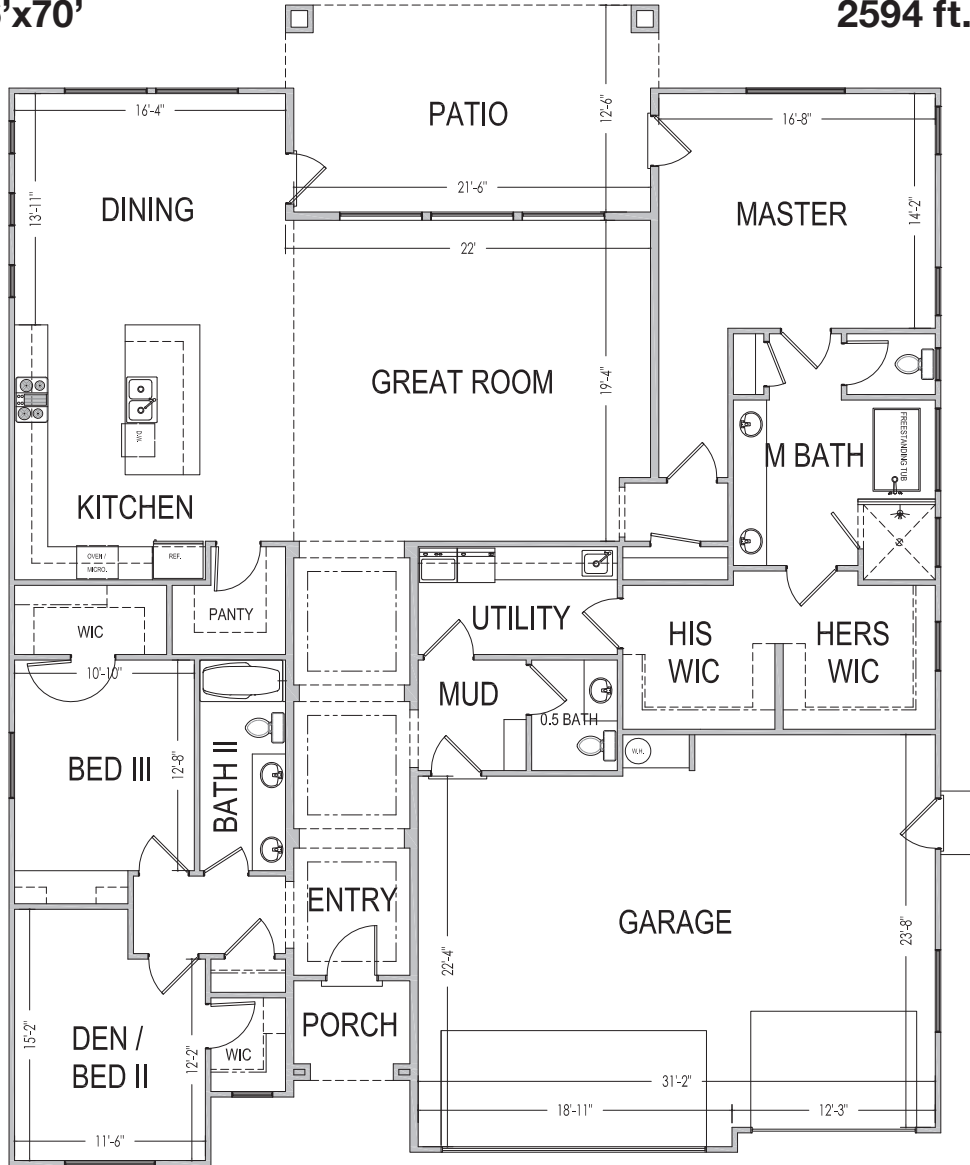
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698 S. Middle Creek Dr.
 Washington, UT 84780



56'x70'

2594 ft.²



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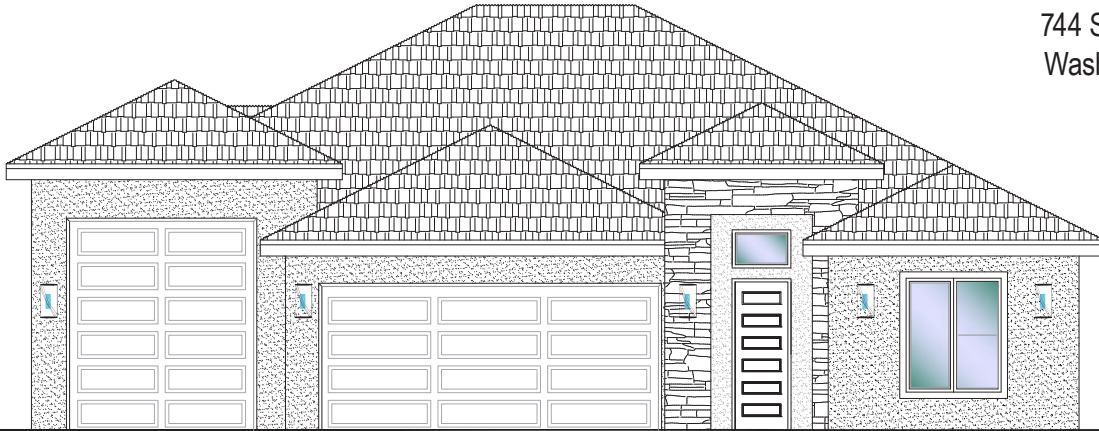


#91 - FOR SALE*
 4 Bed | 3 Bath | 3 Car RV Garage

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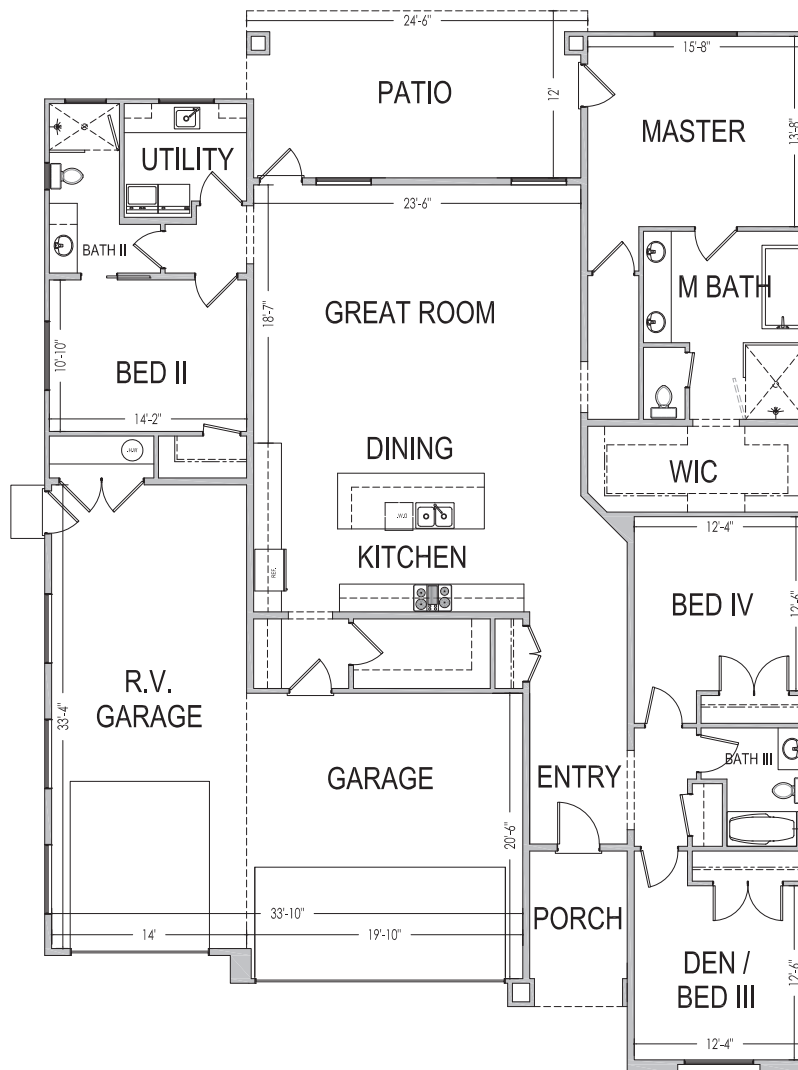
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744 S Middle Creek Dr.
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55'x76'

2,494 ft.²



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

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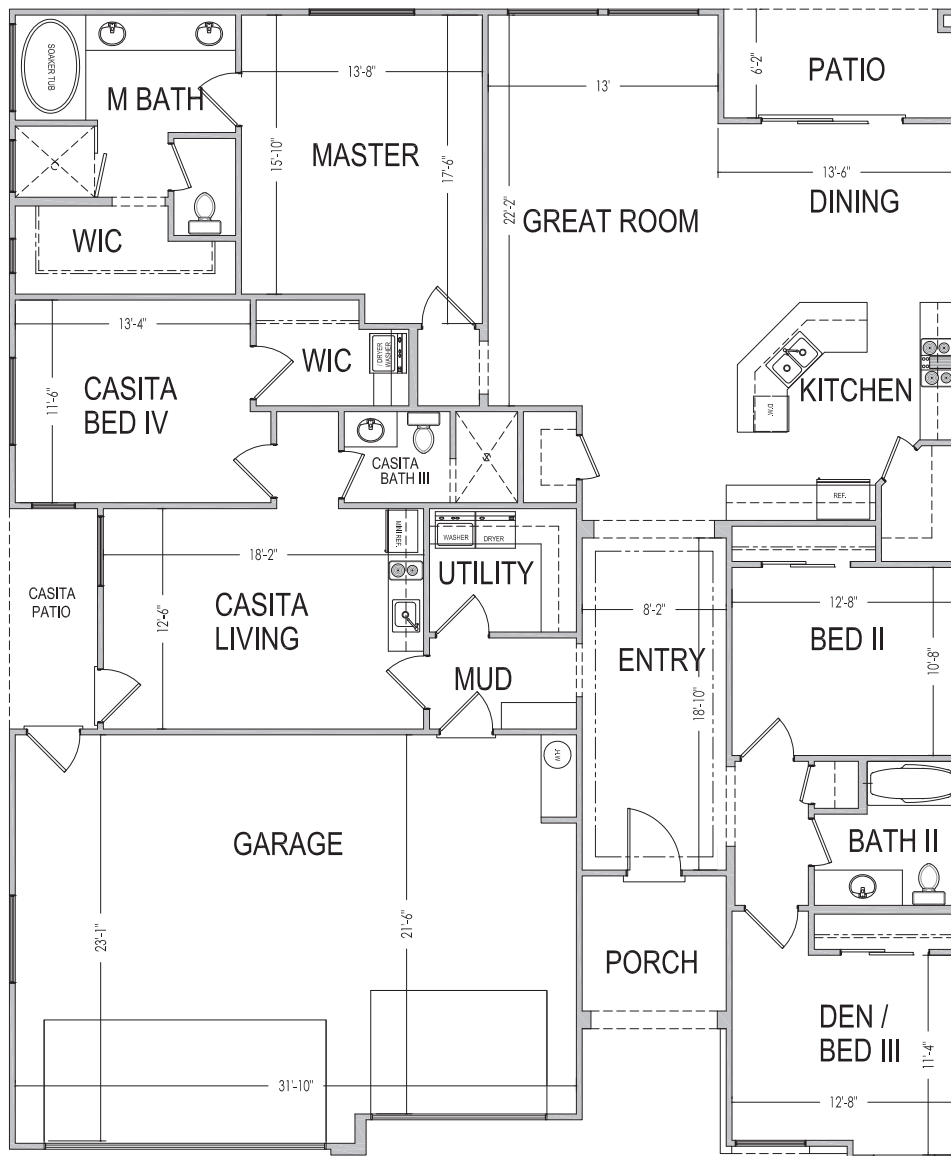
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756 S Middle Creek Drive
 Washington, UT 84780



54'x65'

2,459 ft.²



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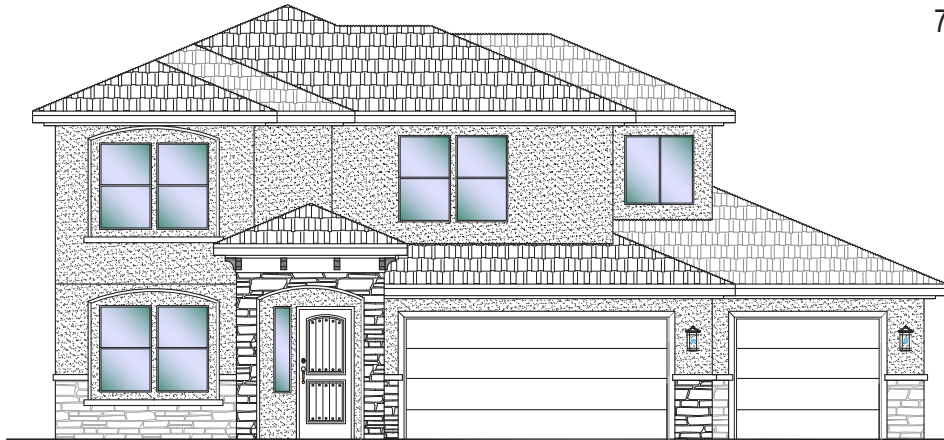


#93 - FOR SALE*
 4 Bed+Den | 2.5 Bath | 3 Car Garage

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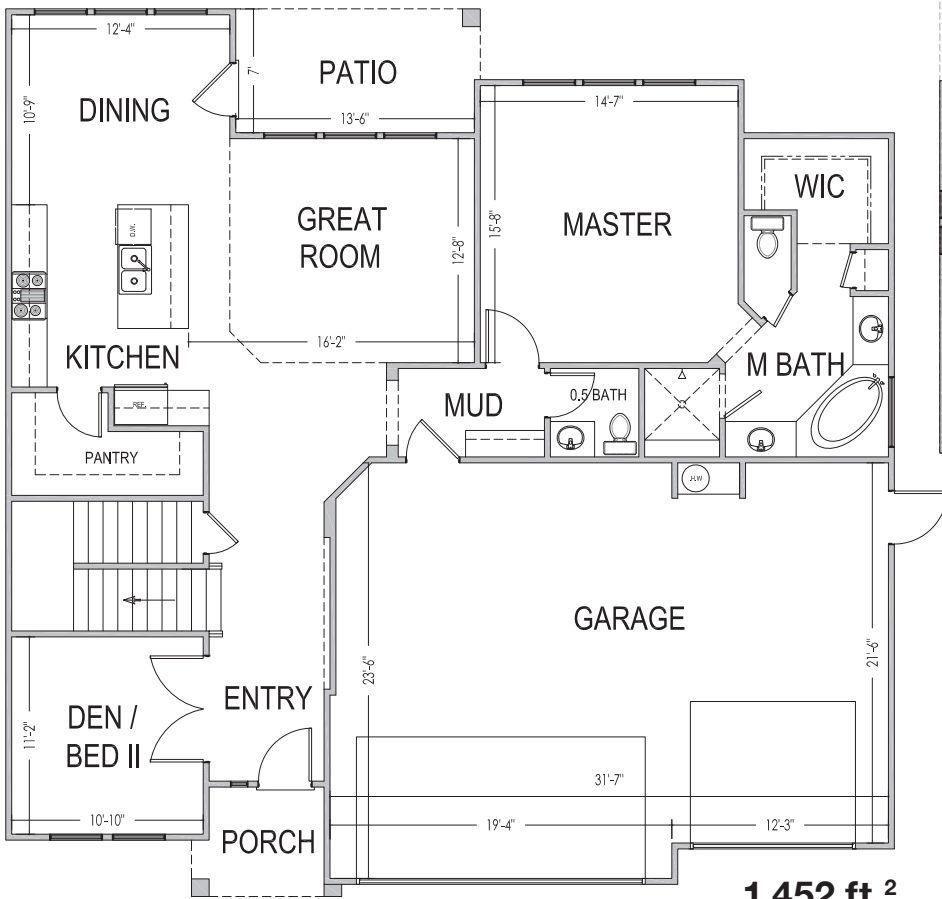
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764 S Middle Creek Drive
 Washington, UT 84780

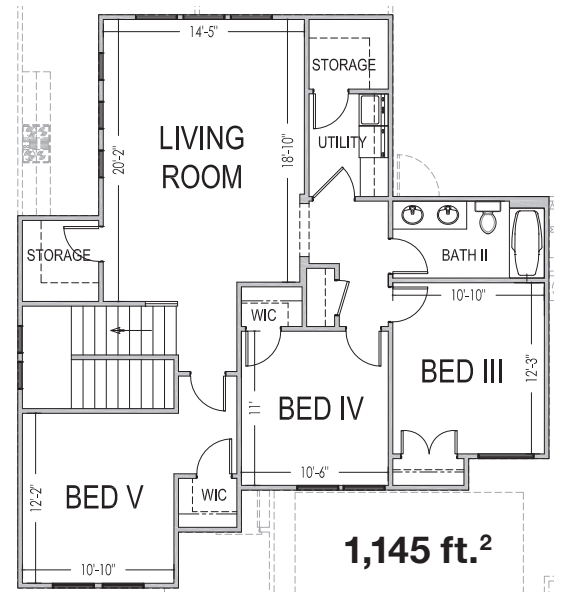


50'x50'

2,597 ft.²



1,452 ft.²



1,145 ft.²

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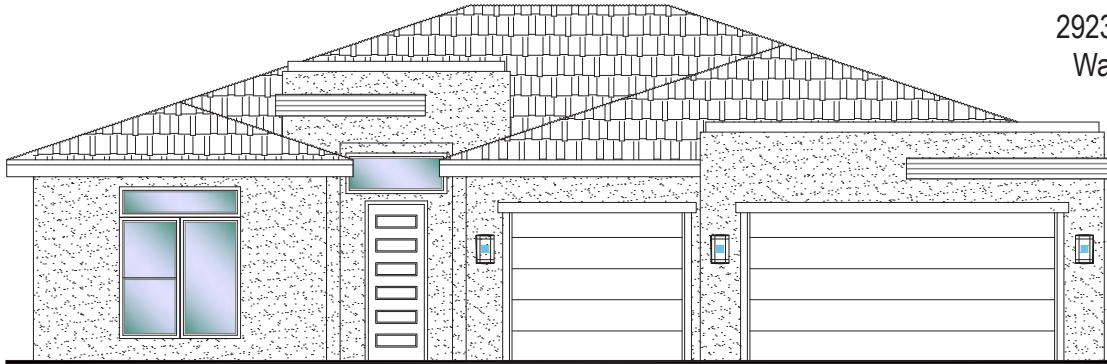




#108 - FOR SALE*
 3 Bed | 2 Bath | 3 Car Garage

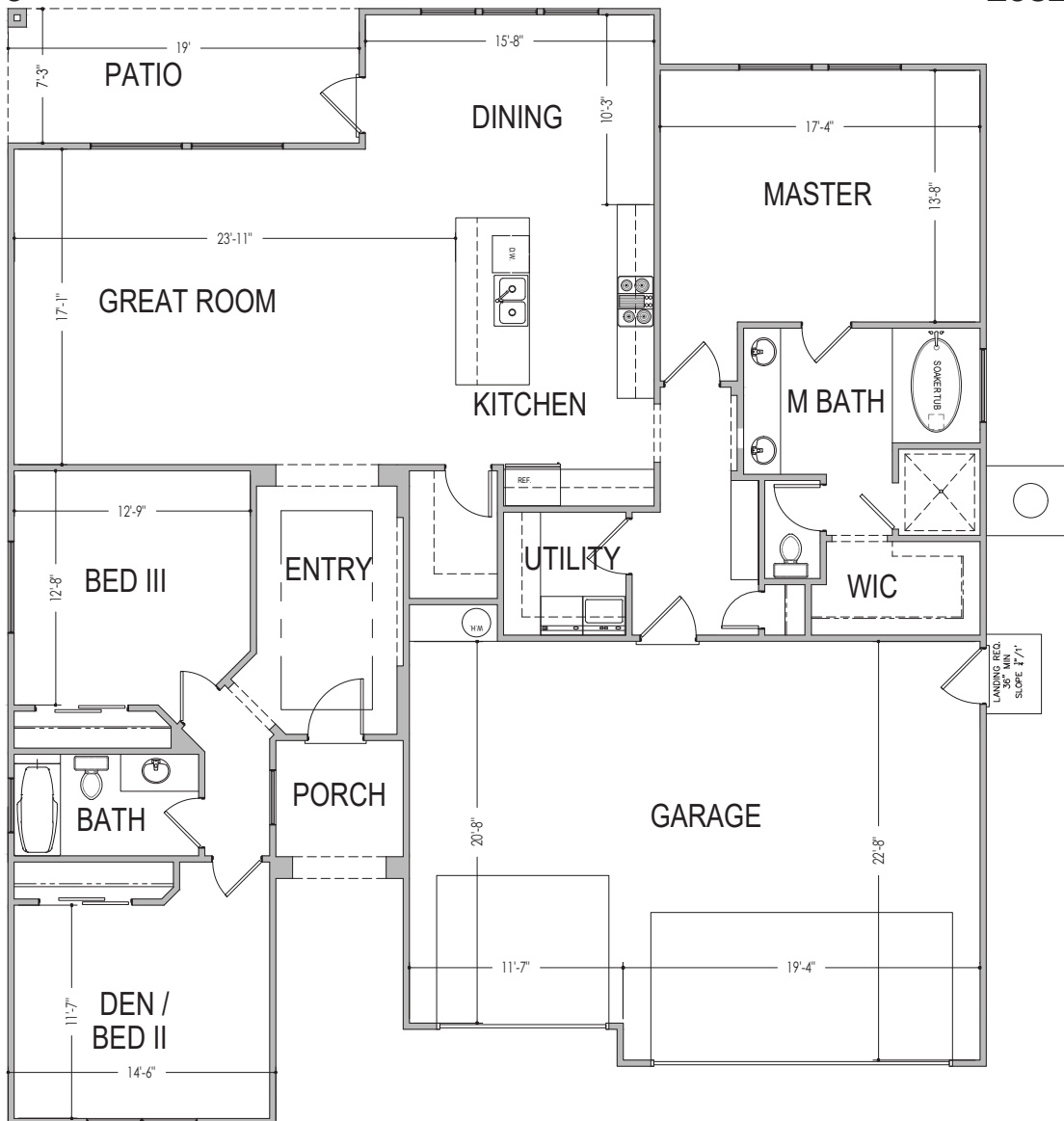
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2923 E. Smith Creek Dr.
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53'x60'

2032 ft.²



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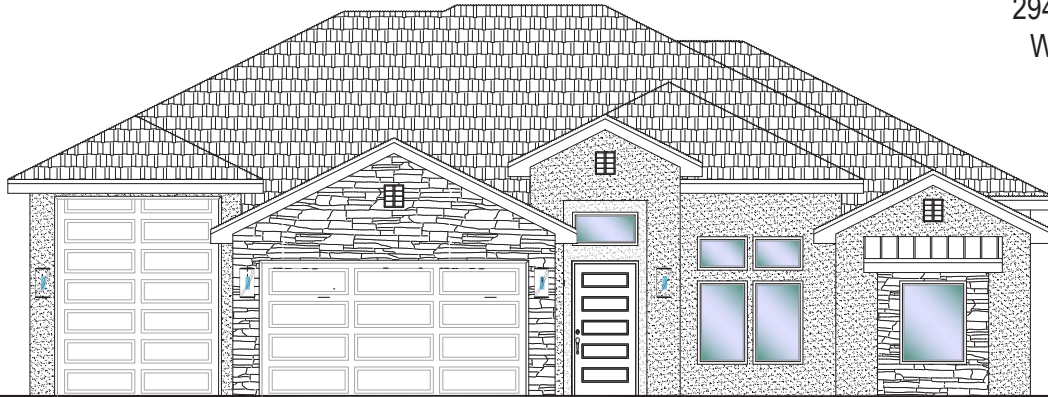


#109 - FOR SALE*
 3 Bed | 2.5 Bath | 3 Car-RV Garage

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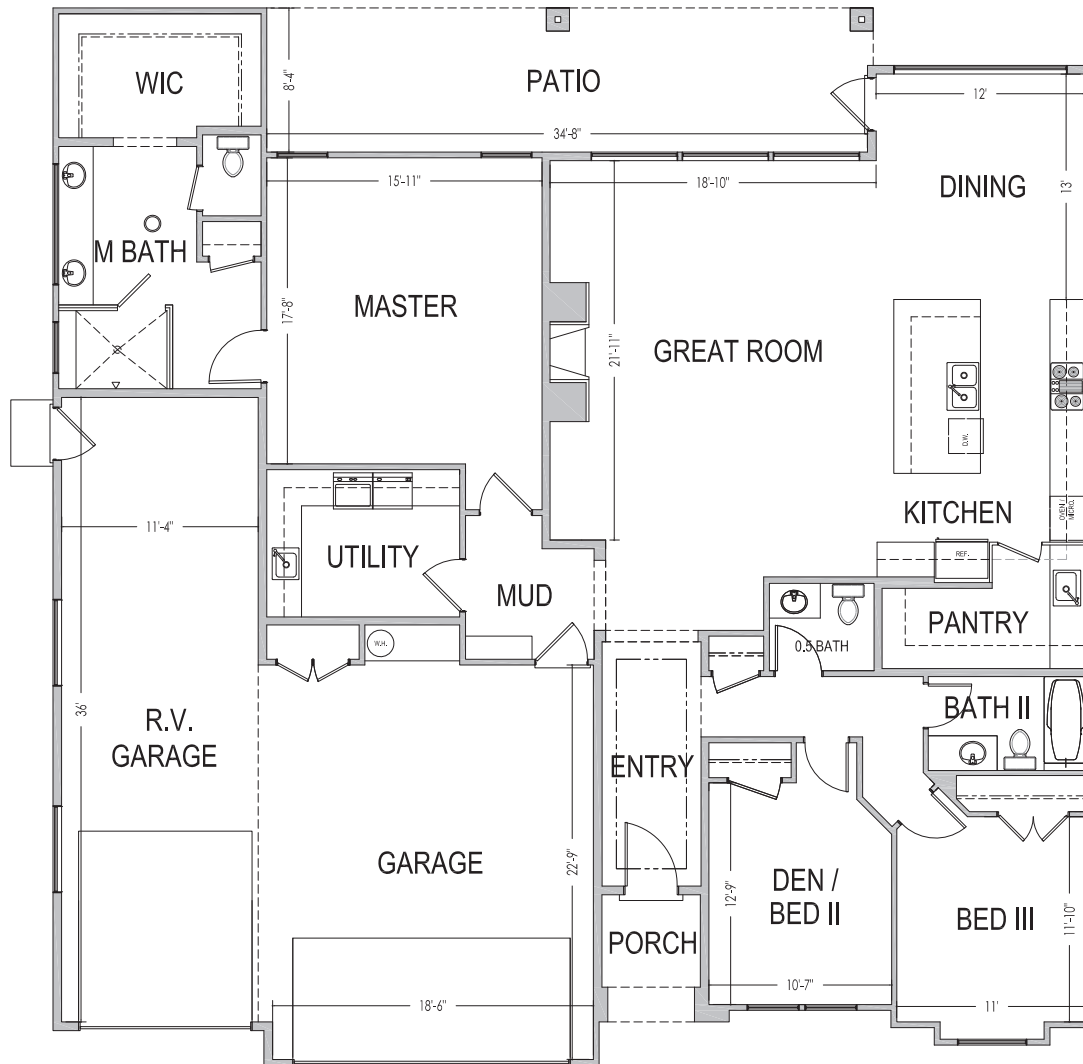
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2945 E. Smith Creek Dr.
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60'x61'

2,286 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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