



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*
56	2597	2	4+Den	2.5	3-Car	Mar.'26*	CONTRACT
58	2725	2	4+Den	2.5	3-Car Boat	May.'26*	CONTRACT
75	1861	1	3+Den	2	3-Car RV	Apr.'26*	\$623,900*

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
- Tile Kitchen Back Splasht
- Delta® Plumbing Fixtures 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 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 14 SEER A/C**
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
- **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

*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: Lori Johansson
(435)669-8618 - lori@ssrealtysolutions.com

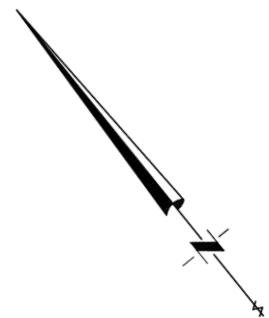




PLAT MAP



- FOR SALE
- FUTURE HOME
- SOLD



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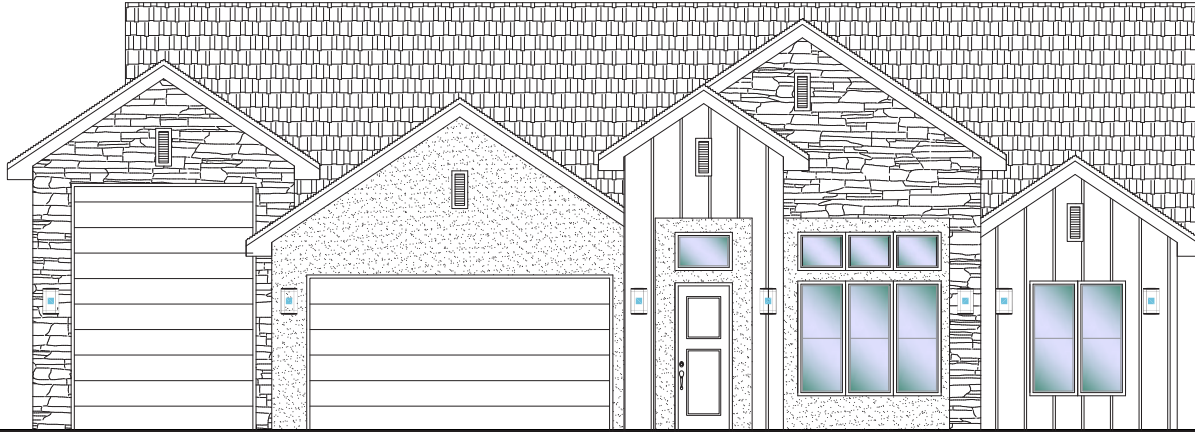


#75 - FOR SALE*
4 Bed | 2 Bath | 3 Car RV Garage

S&S Homes

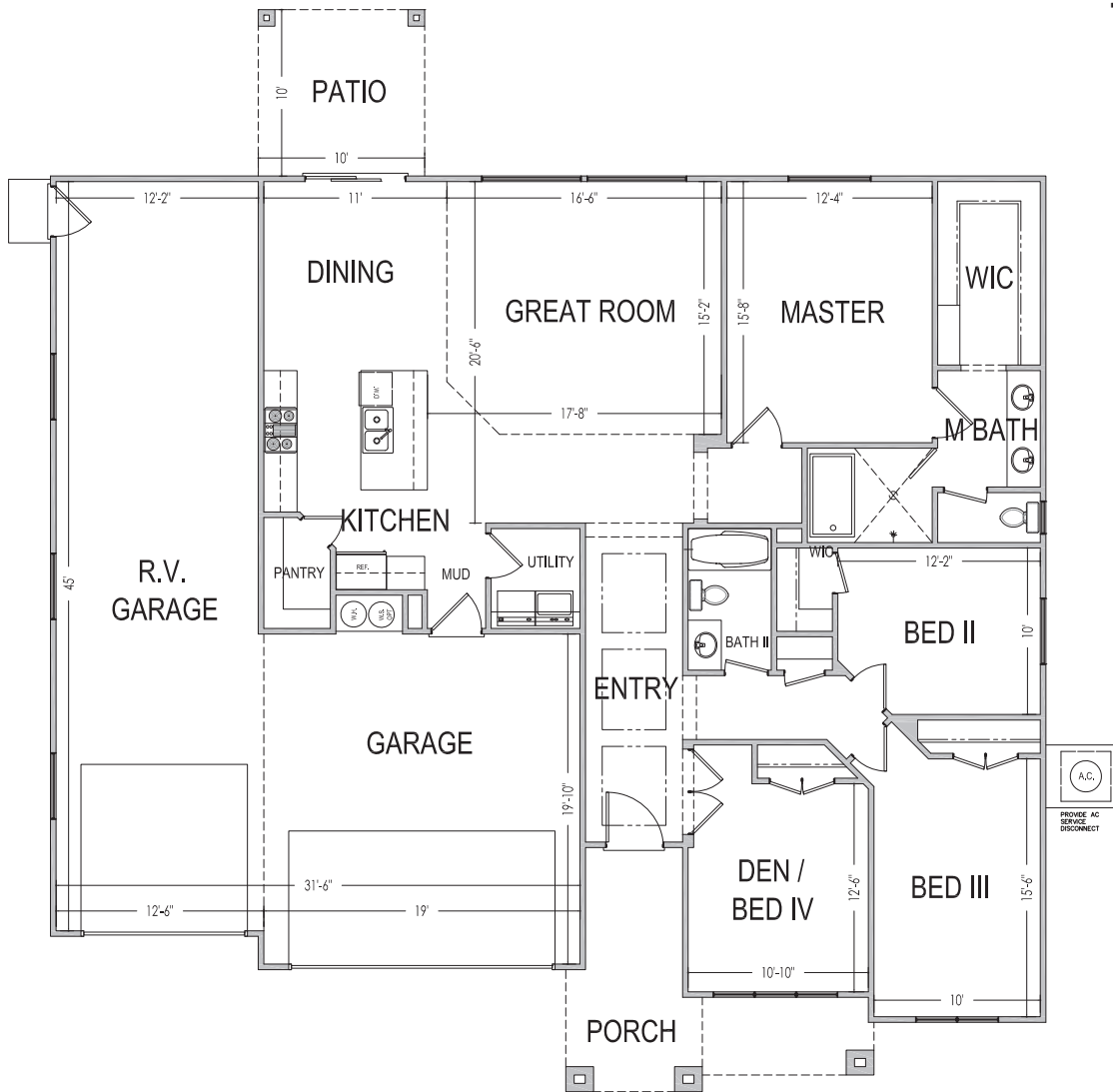
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730 S Taylor Creek Drive, Washington, UT 84780



60'x65'

1861 ft.²



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MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS



HOME OWNER'S ASSOCIATION



HOA Includes:

- Landscape Maintenance of Common Areas
- 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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UTILITY & COMMUNITY SERVICES

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 (435) 674-0165

Quantum Fiber (AT&T) (833) 250-6306
Direct: Drake Rosas (435) 360-0522

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.*



UTILITY & COMMUNITY SERVICES

SCHOOL DISTRICT

Washington County School District

121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

(435) 673-3553

ELEMENTARY SCHOOL

Horizon Elementary

1970 Arabian Way E
Washington, UT 84780
www.hrz.washk12.org

(435) 652-4781

INTERMEDIATE SCHOOL

Pine View Intermediate

383 S Mall Drive
St. George, UT 84790
www.pvis.washk12.org

(435) 652-4758

MIDDLE SCHOOL

Pine View Middle

245 E 130 N
St. George, UT 84790
www.pvms.washk12.org

(435) 628-7915

HIGH SCHOOL

Pine View High

2850 E 750 N
St. George, UT 84790
www.pineview.org

(435) 628-5255