



# UNITY

VILLAGE

## NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates\*

**S&S Homes**  
www.sshomes.info

| LOT# | SQ. FT. | LEVELS | BEDS          | BATHS | GARAGE      | EST. DATE*     | FOR SALE*  |
|------|---------|--------|---------------|-------|-------------|----------------|------------|
| 7    | 2804    | 1      | 3+Den         | 3.5   | 3 Car       | Apr.'25*       | \$871,900* |
| 9    | 2286    | 1      | 3             | 2.5   | 3 Car-RV    | Move-in-Ready* | CONTRACT   |
| 10   | 2680    | 1      | 3+Full Casita | 3     | 3 Car       | Move-in-Ready* | \$848,900* |
| 14   | 2696    | 1      | 3+Casita      | 3.5   | 3 Car-RV    | Mar.'25*       | \$939,900* |
| 15   | 2286    | 1      | 3             | 2.5   | 3 Car-RV    | Move-in-Ready* | \$808,900* |
| 26   | 2964    | 1      | 3+Full Casita | 3     | 3 Car       | Move-in-Ready* | \$879,900* |
| 27   | 2414    | 1      | 4             | 3     | 3 Car-RV    | Move-in-Ready* | \$801,900* |
| 28   | 2594    | 1      | 3             | 2.5   | 3 Car       | MIR*+(STAGED)  | \$815,900* |
| 29   | 2964    | 1      | 3+Full Casita | 3     | 3 Car       | Move-in-Ready* | \$879,900* |
| 30   | 2708    | 1      | 4             | 3     | 3-Boat+POOL | Mar.'25*       | CONTRACT   |

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

### STANDARD FEATURES

#### INTERIOR

- **GE Cafe Appliances**
- Energy Saving LED Light Bulbs
- Designer Selected Granite Counter Tops (3 cm Thick)
- 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® 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, Hallways
- 8' Interior Doors
- Gas Fireplace with Blower (If Included on Plan)
- Old World Wall Texture and Stomp Ceiling Texture
- Decora Light Switches
- Ceiling Fan Pre-wire in all Bedrooms and Living Rooms
- Trim - 5" Base, 3" Case
- Two-Tone Paint Throughout Home (Garage One-Tone Only)
- Epoxy Garage Flooring
- Iron Front Door 3'6"w x 8'h
- Elevated Ceilings (As Included on Plan)

- 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**
- **Pre-Plumbed for Rooftop Solar Panel Installation**
- Dead Bolt Locks on All Exterior Doors
- Synthetic Stucco Finish Coat
- Cultured Stone Accents (As per Plan Elevation)
- Rain Gutters
- Border Accents on Driveway
- Designer Selected Iron Front Door
- Fire Rated Garage Entry Door
- Dark Sky Association Approved Lighting
- 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 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

#### 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

\*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: Alisa Huser**  
(435)669-6460 - [alisa@ssrealtysolutions.com](mailto:alisa@ssrealtysolutions.com)



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**S&S Realty**  
SOLUTIONS



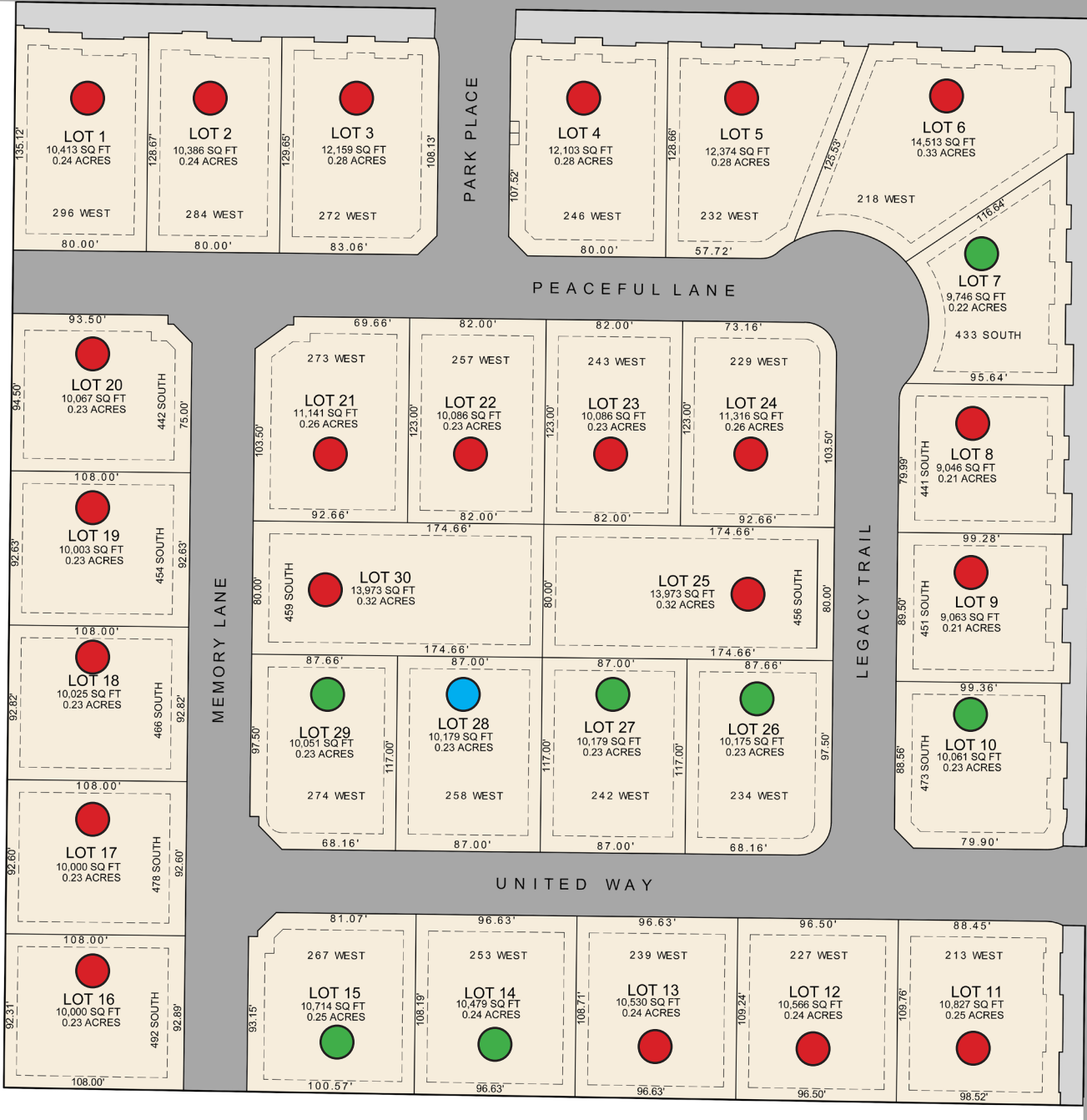


**UNITY**  
VILLAGE

## PLAT MAP

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www.sshomes.info

400 SOUTH STREET



- FOR SALE
- SOLD
- DECORATED
- ▨ FUTURE HOME

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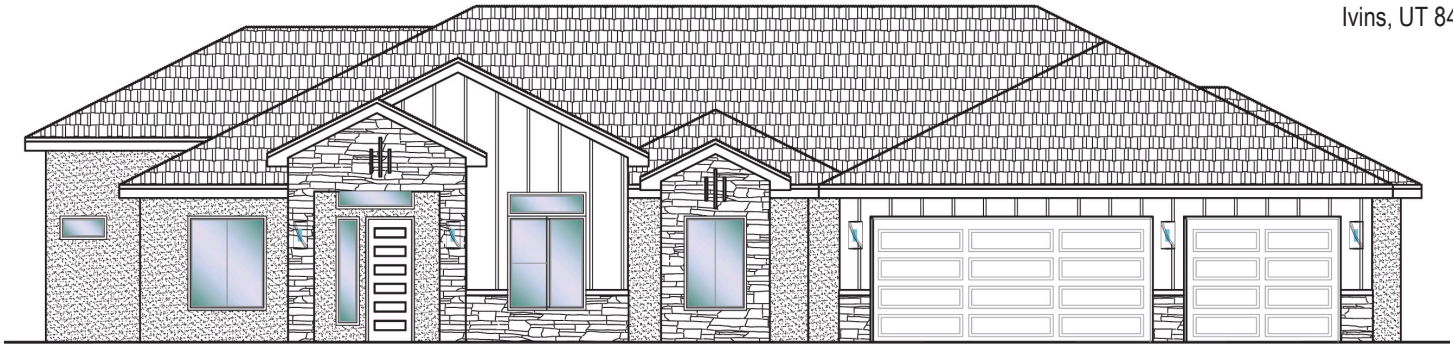


**UNITY**  
VILLAGE

**#7 - FOR SALE\***  
3 Bed + Den | 3.5 Bath | 3 Car Garage

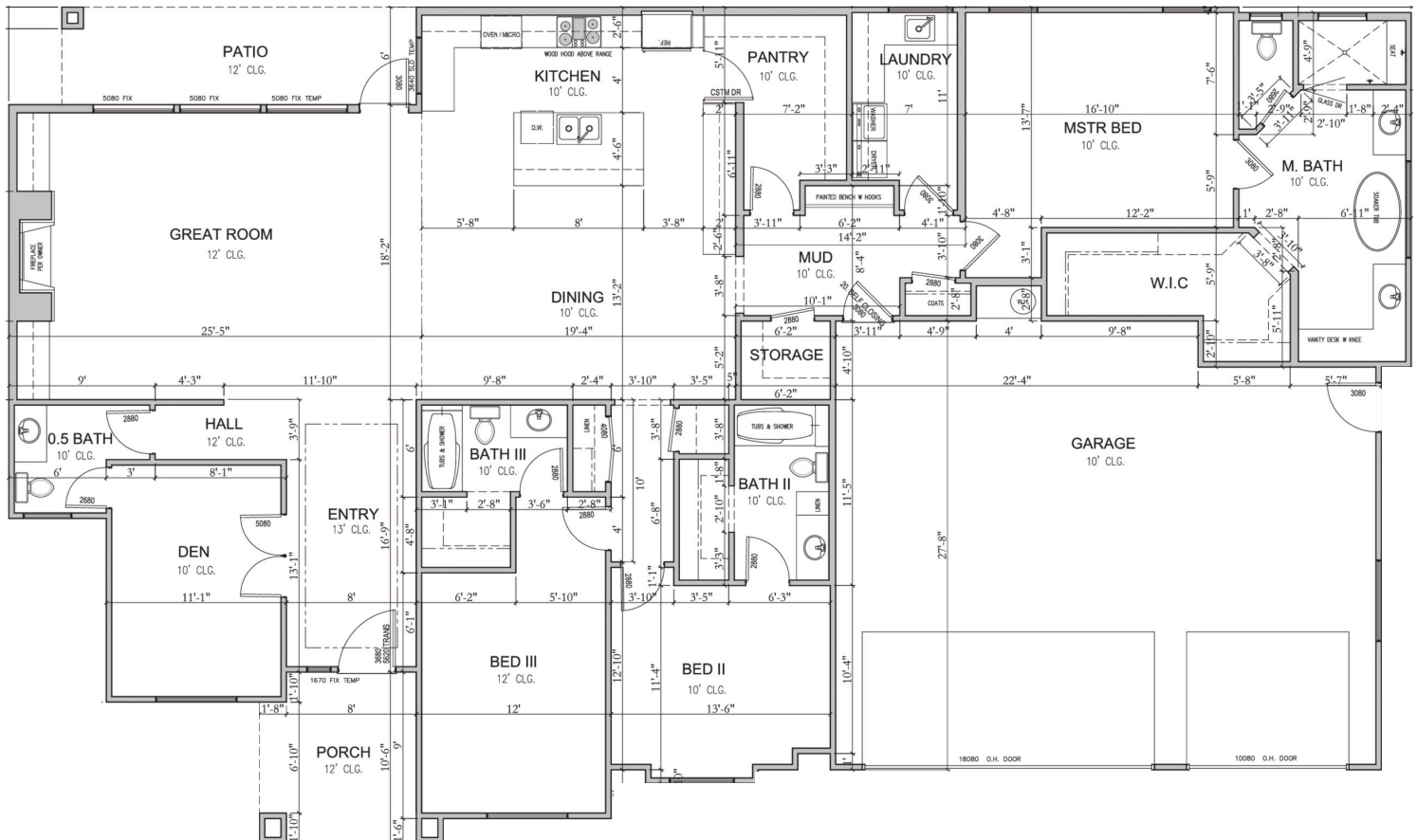
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433 S Legacy Trail  
Ivins, UT 84738



87'x52'

2804 ft.<sup>2</sup>



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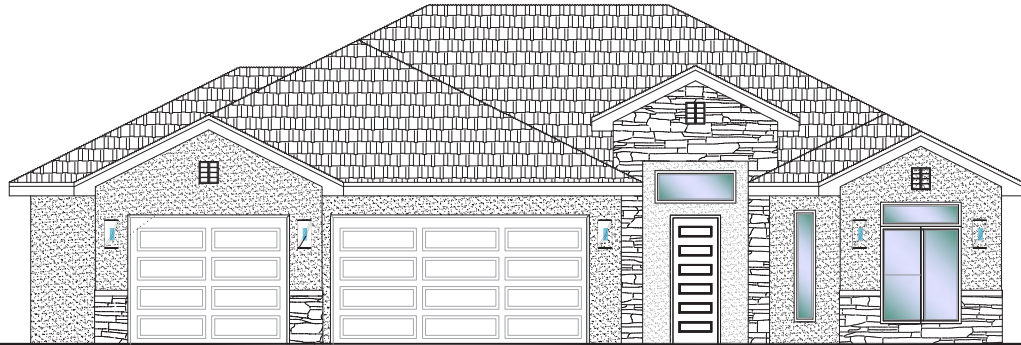


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**#10 - FOR SALE\***  
4+ Full Casita | 3 Bath | 3 Car Garage

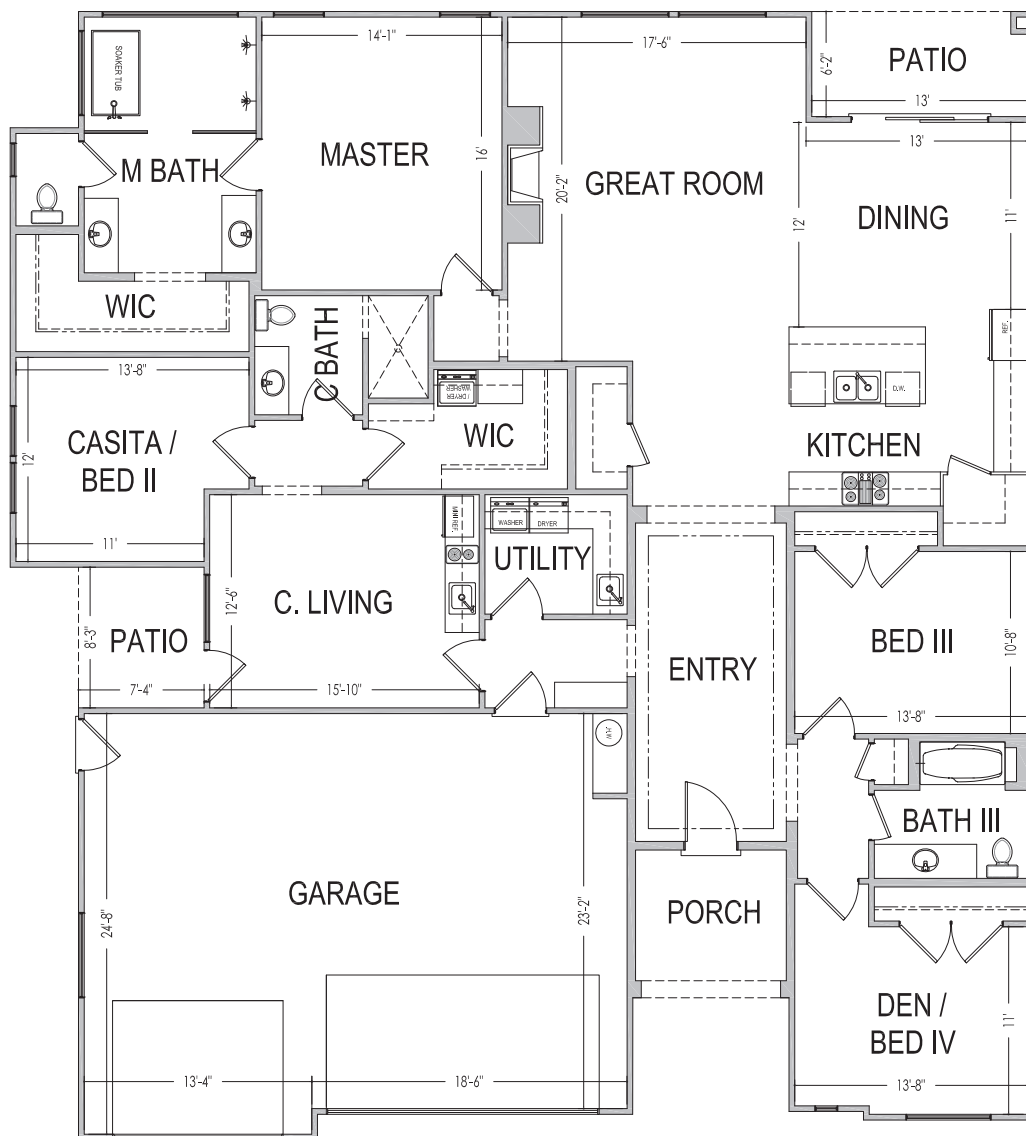
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473 S. Legacy Trail  
Ivins, UT 84738



60'x66'

2680 ft.<sup>2</sup>



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**#14 - FOR SALE\***

3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage

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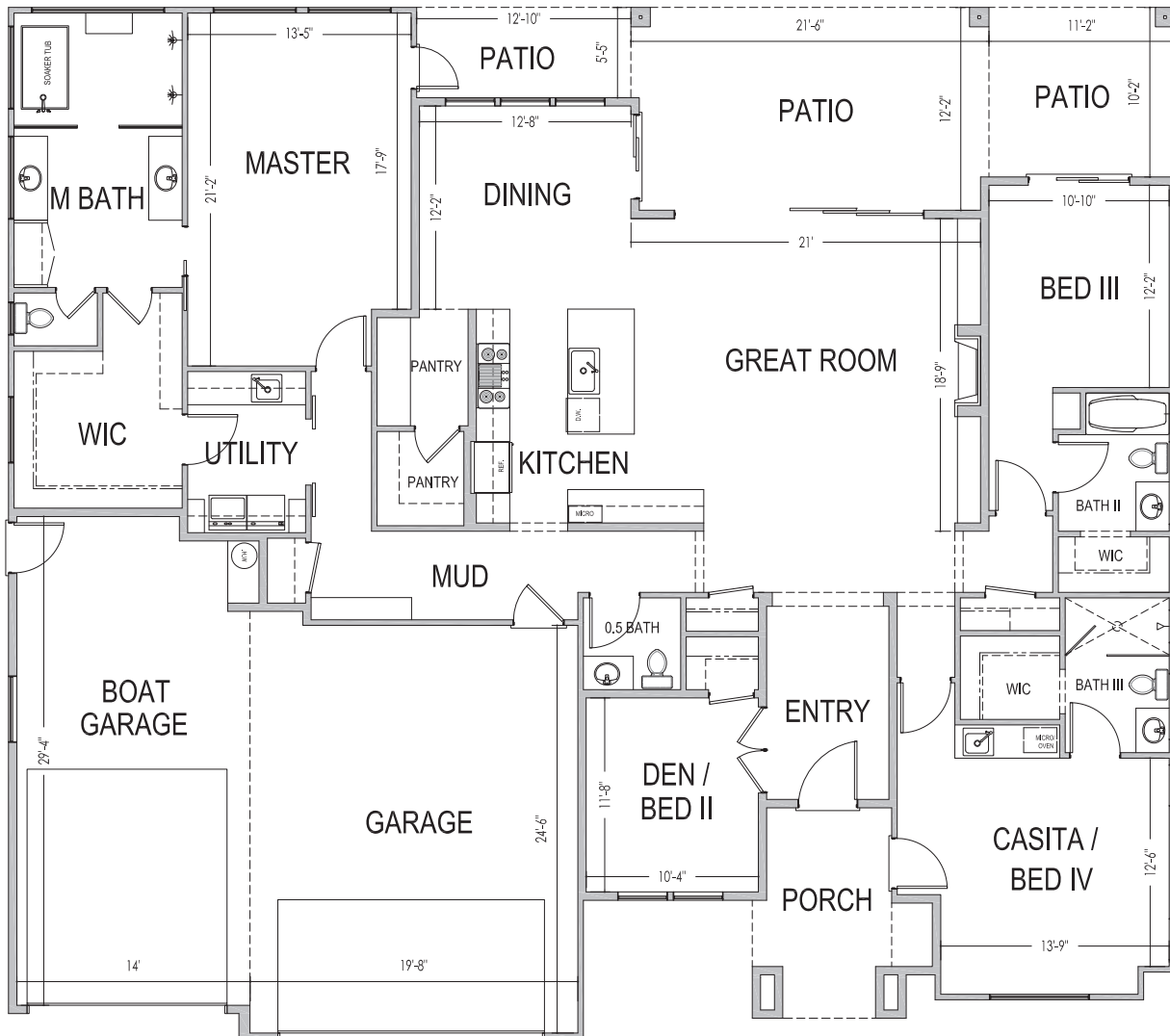
www.sshomes.info

253 W. United Way  
Ivins, UT 84738



**70'x62'**

**2696 ft.<sup>2</sup>**



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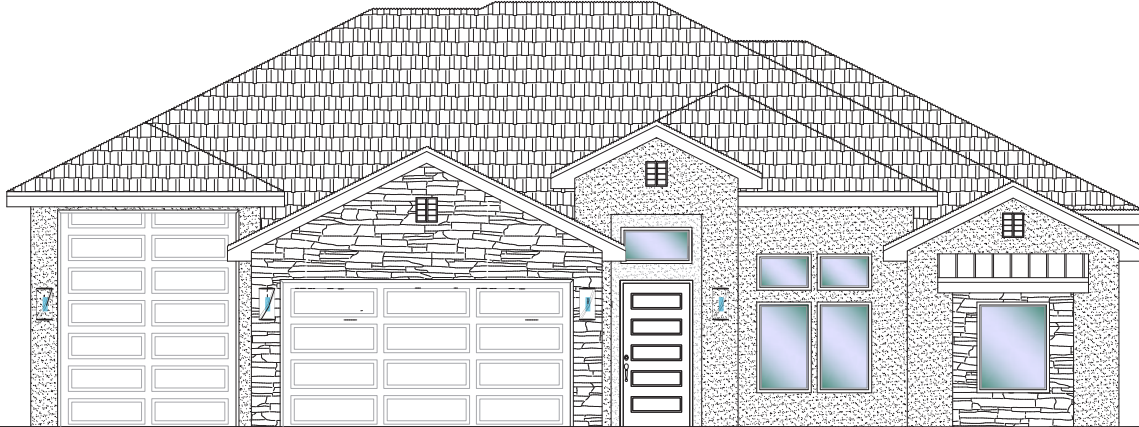


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**#15 - FOR SALE\***  
3 Bed | 2.5 Bath | 3 Car-RV Garage

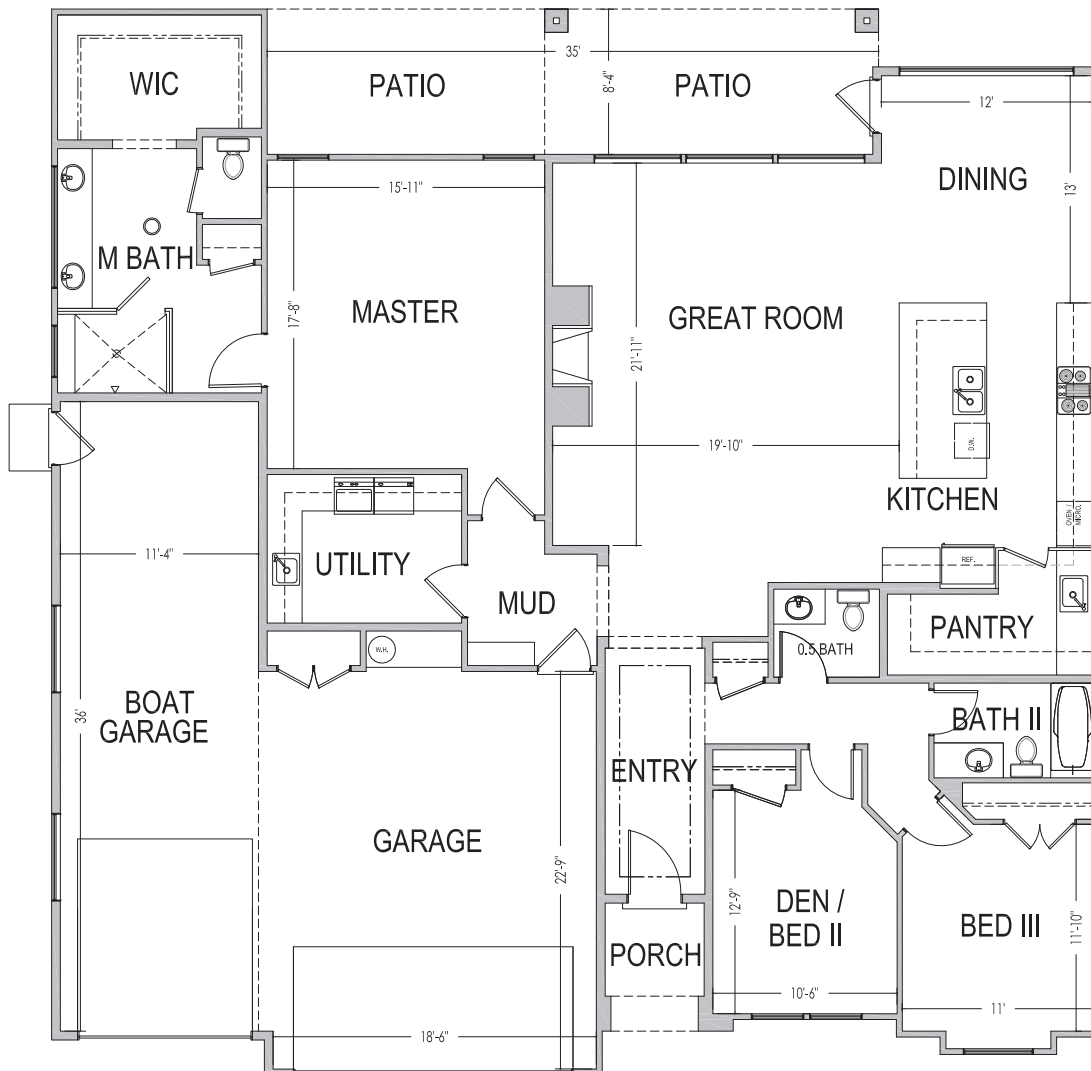
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267 W. United Way  
Ivins, UT 84738



60'x61'

2286 ft.<sup>2</sup>



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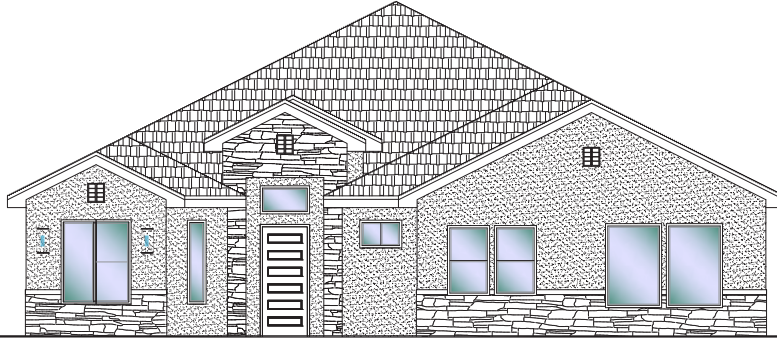
**#26 - FOR SALE\***

3 Bed+Full Casita | 3 Bath | 3 Car Garage

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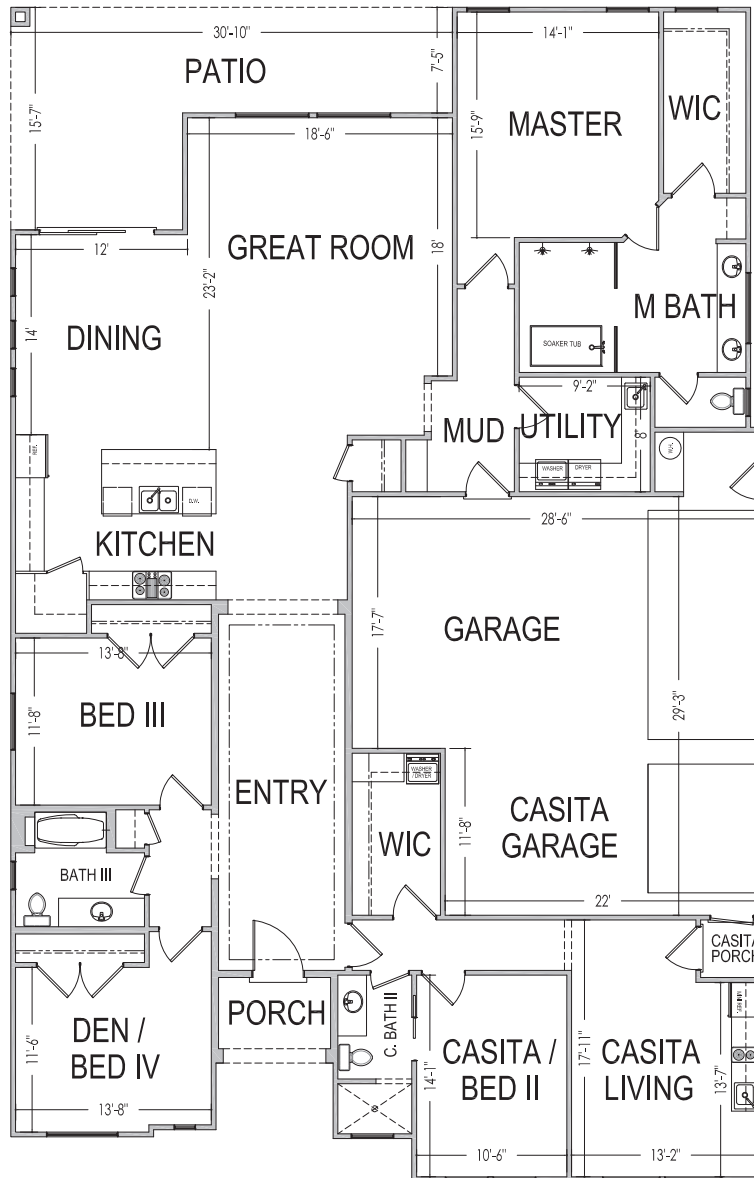
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234 W. United Way  
Ivins, UT 84738



**53'x82'**

**2964 ft.<sup>2</sup>**



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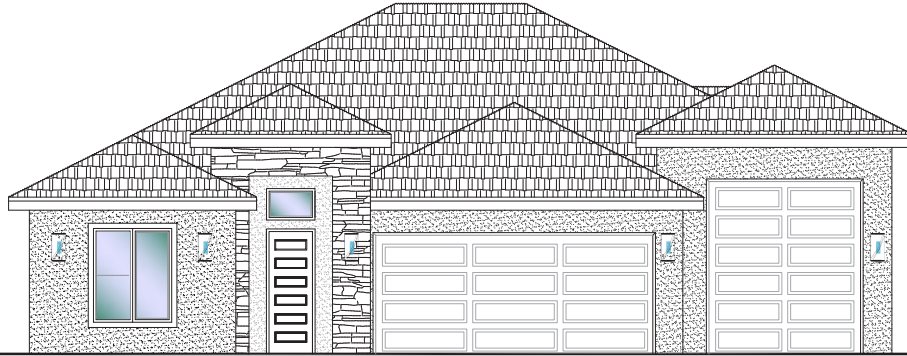


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**#27 - FOR SALE\***  
4 Bed | 3 Bath | 3 Car-RV Garage

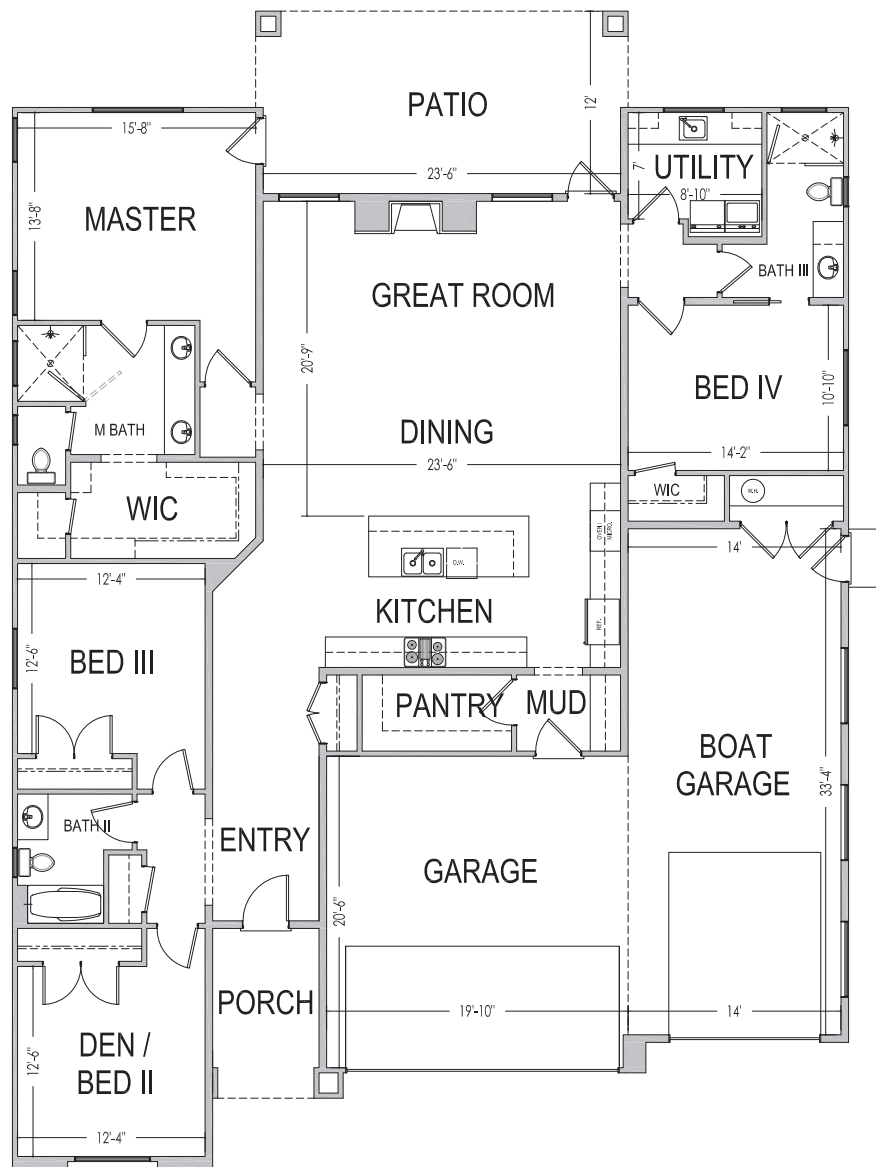
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242 W. United Way  
Ivins, UT 84738



**55'x74'**

**2414 ft.<sup>2</sup>**



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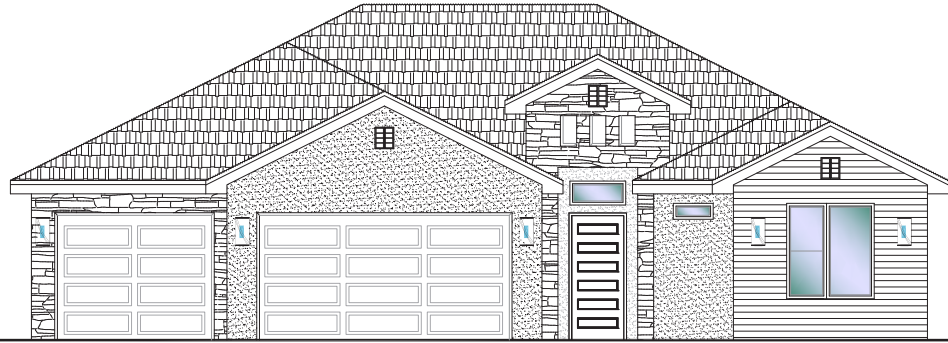


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**#28 - FOR SALE\***  
3 Bed | 2.5 Bath | 3 Car-RV Garage

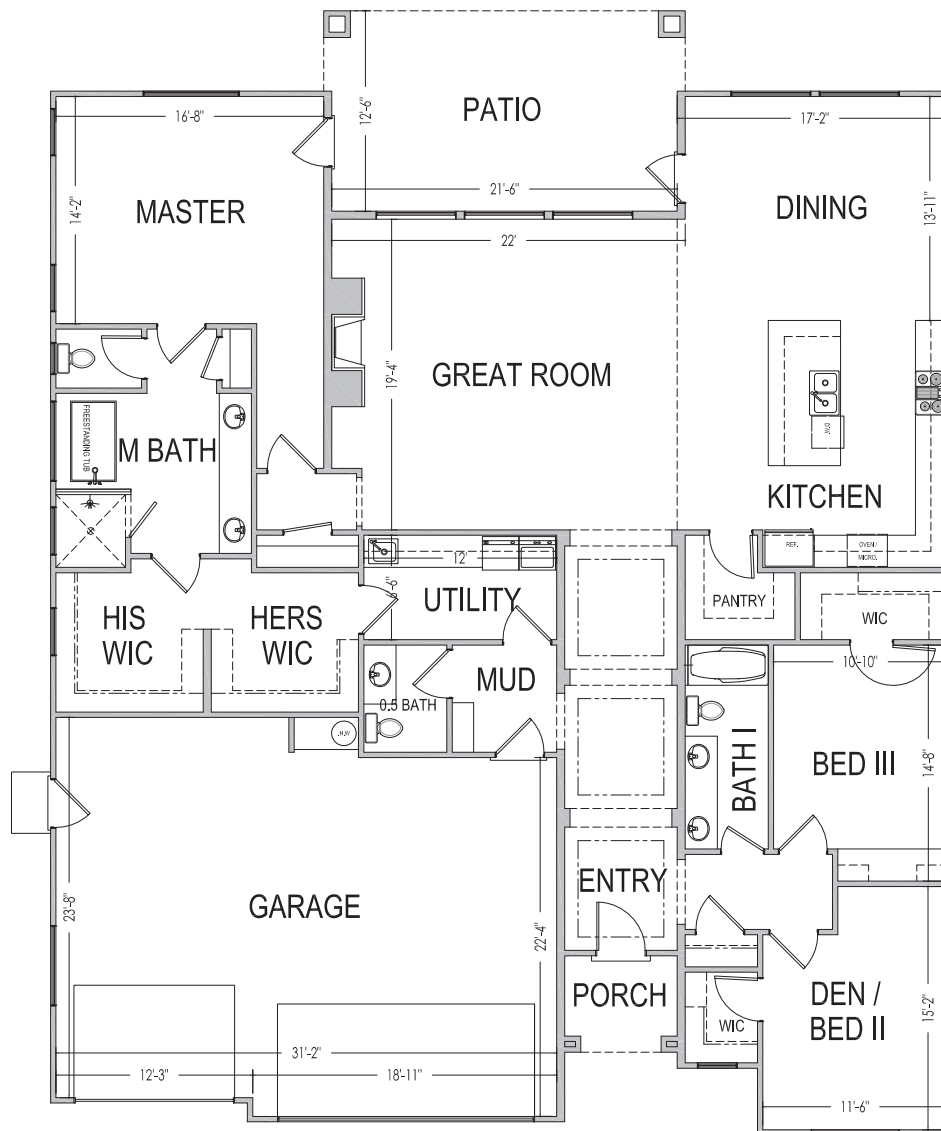
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258 W. United Way  
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**56'x70'**

**2594 ft.<sup>2</sup>**



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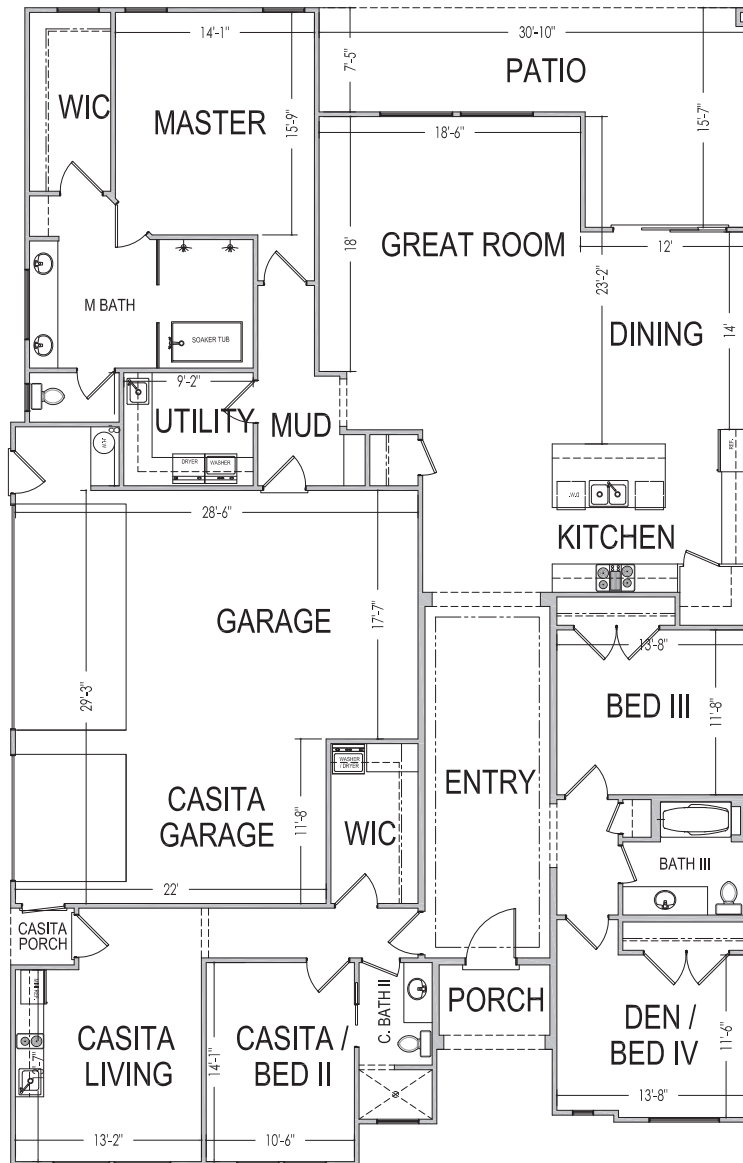
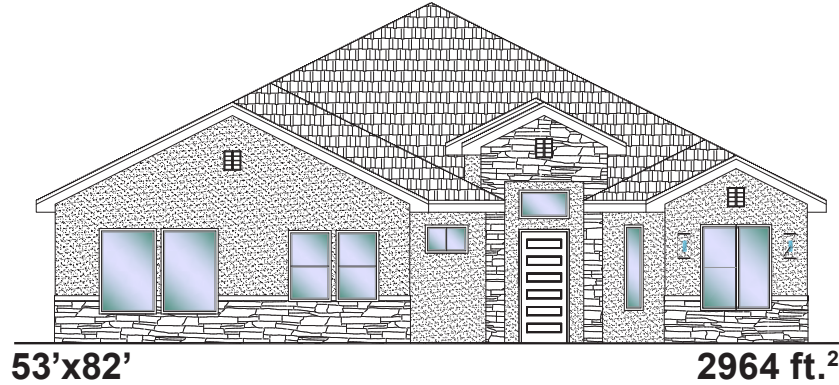


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**#29 - FOR SALE\***  
3 Bed+Full Casita | 3 Bath | 3 Car Garage

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**HOA Includes:**

Landscape Maintenance of Common Areas

Liability Insurance

Administration / Management

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**Monthly Total..... \$50.00**

\*This list includes some but not all items covered by your HOA dues.

**Payable to:**

**Unity Village 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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