



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*	CONTRACT
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)

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**
- **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

*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.](#)



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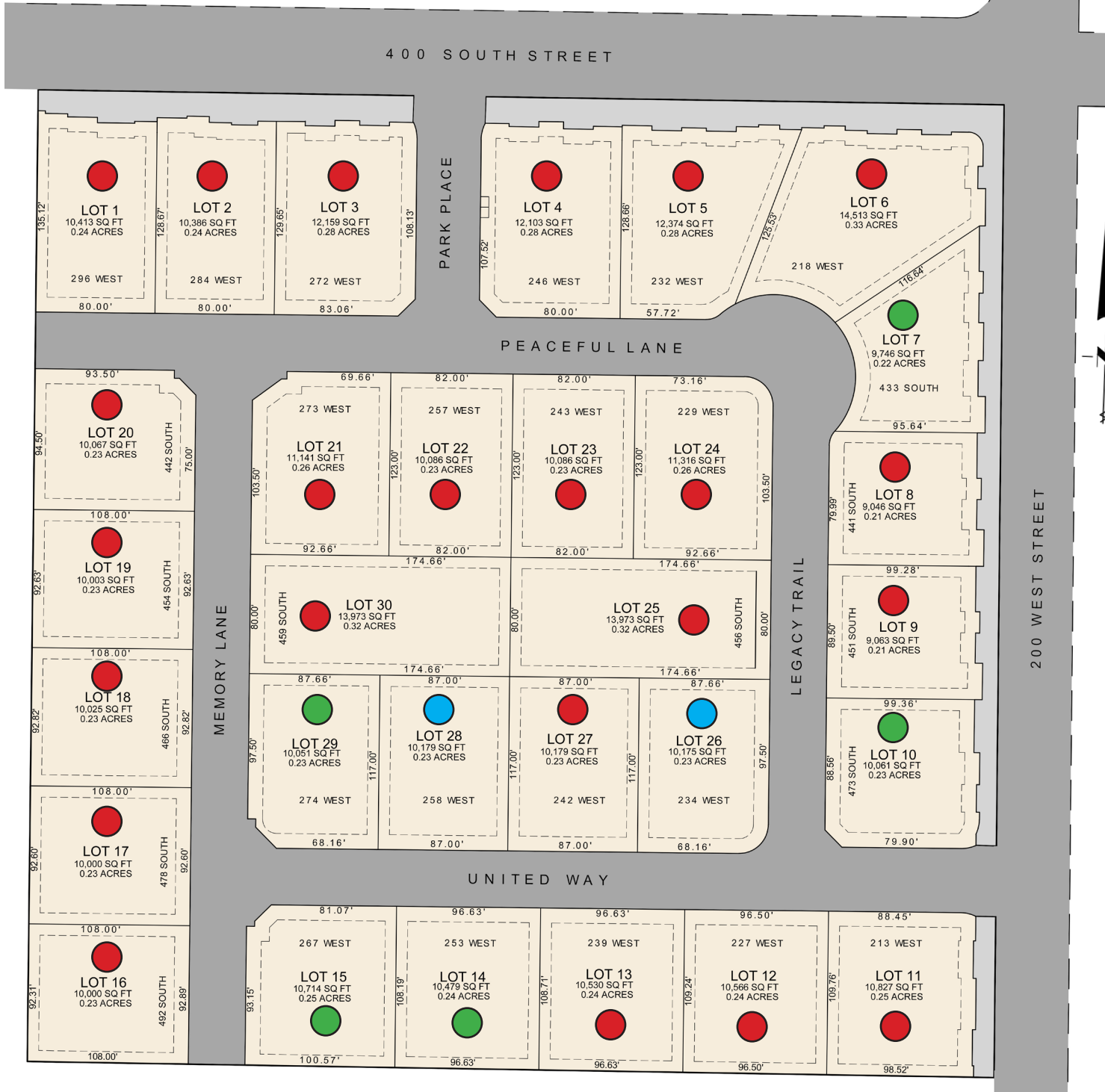




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VILLAGE

PLAT MAP

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- FOR SALE
- SOLD
- FUTURE HOME
- DECORATED

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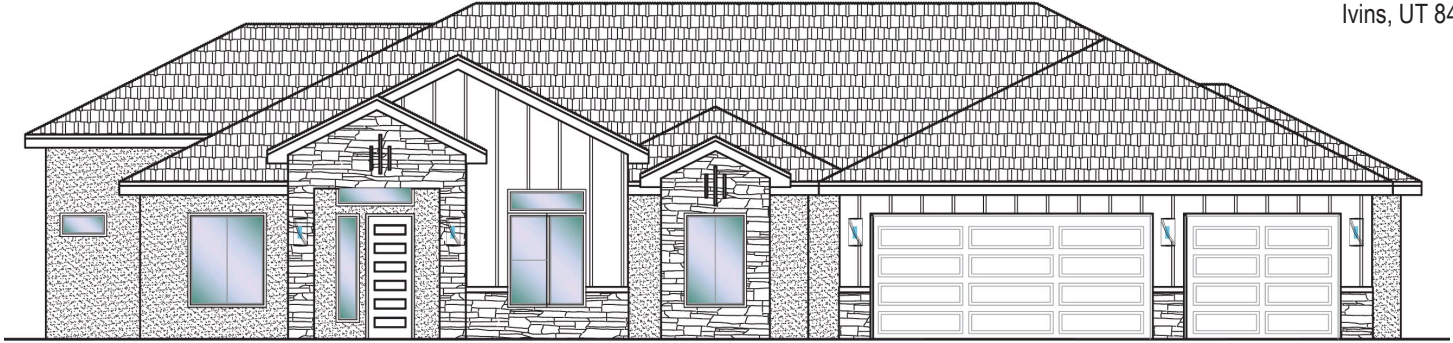


UNITY
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#7 - FOR SALE*
3 Bed + Den | 3.5 Bath | 3 Car Garage

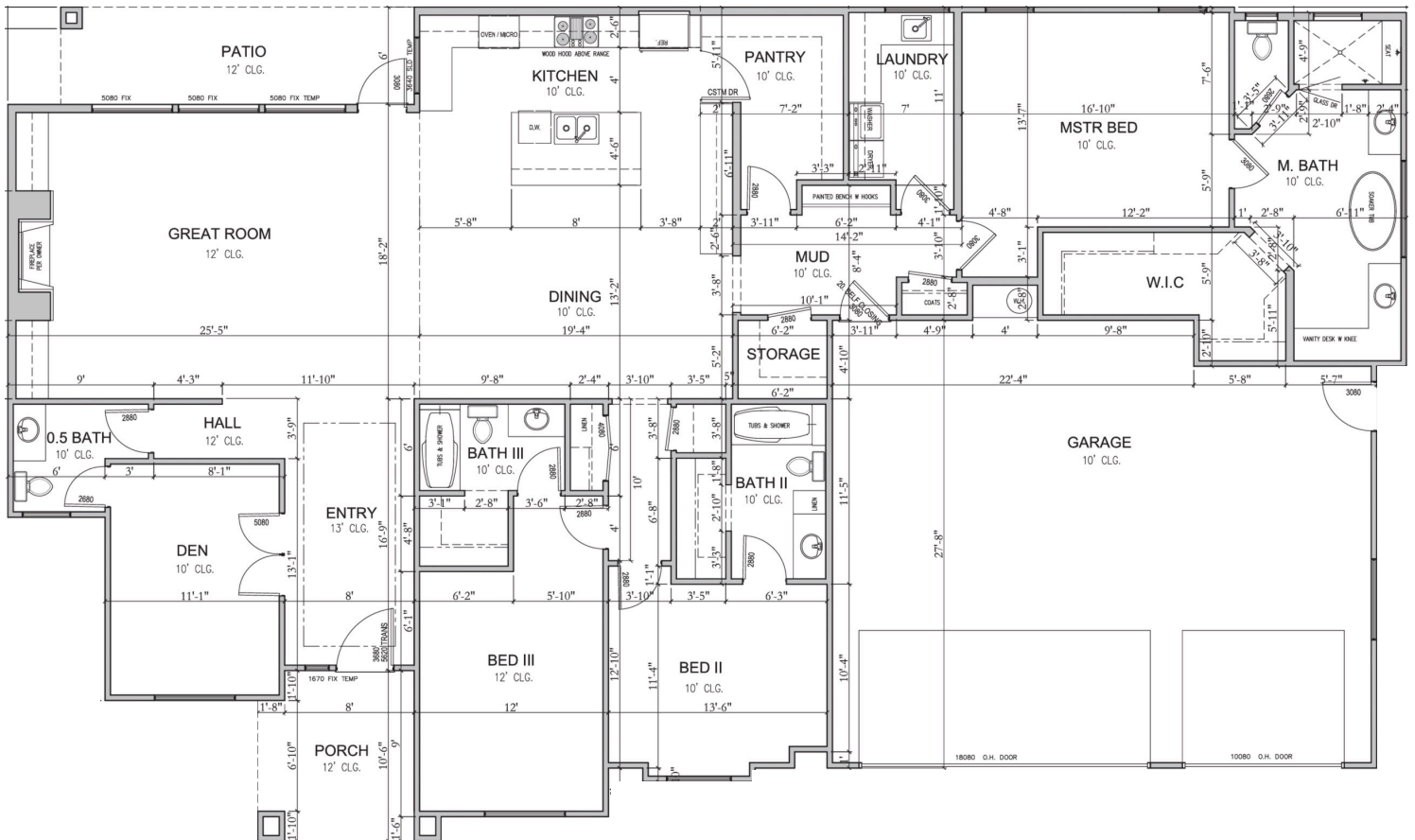
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433 S Legacy Trail
Ivins, UT 84738



87'x52'

2804 ft.²



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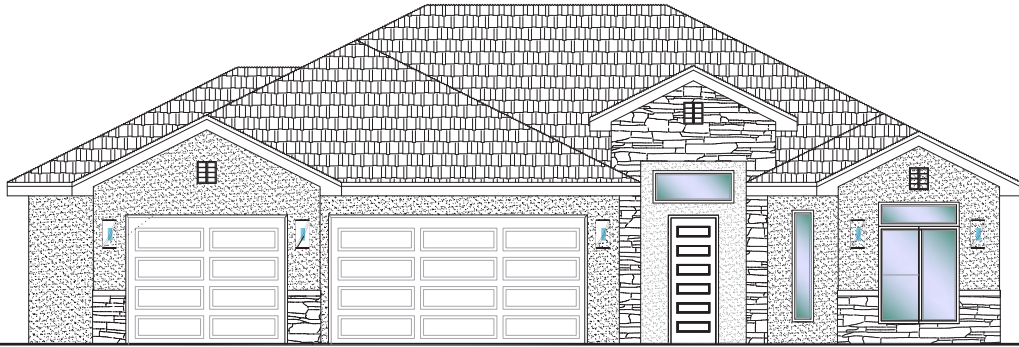


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#10 - FOR SALE*
4+ Full Casita | 3 Bath | 3 Car Garage

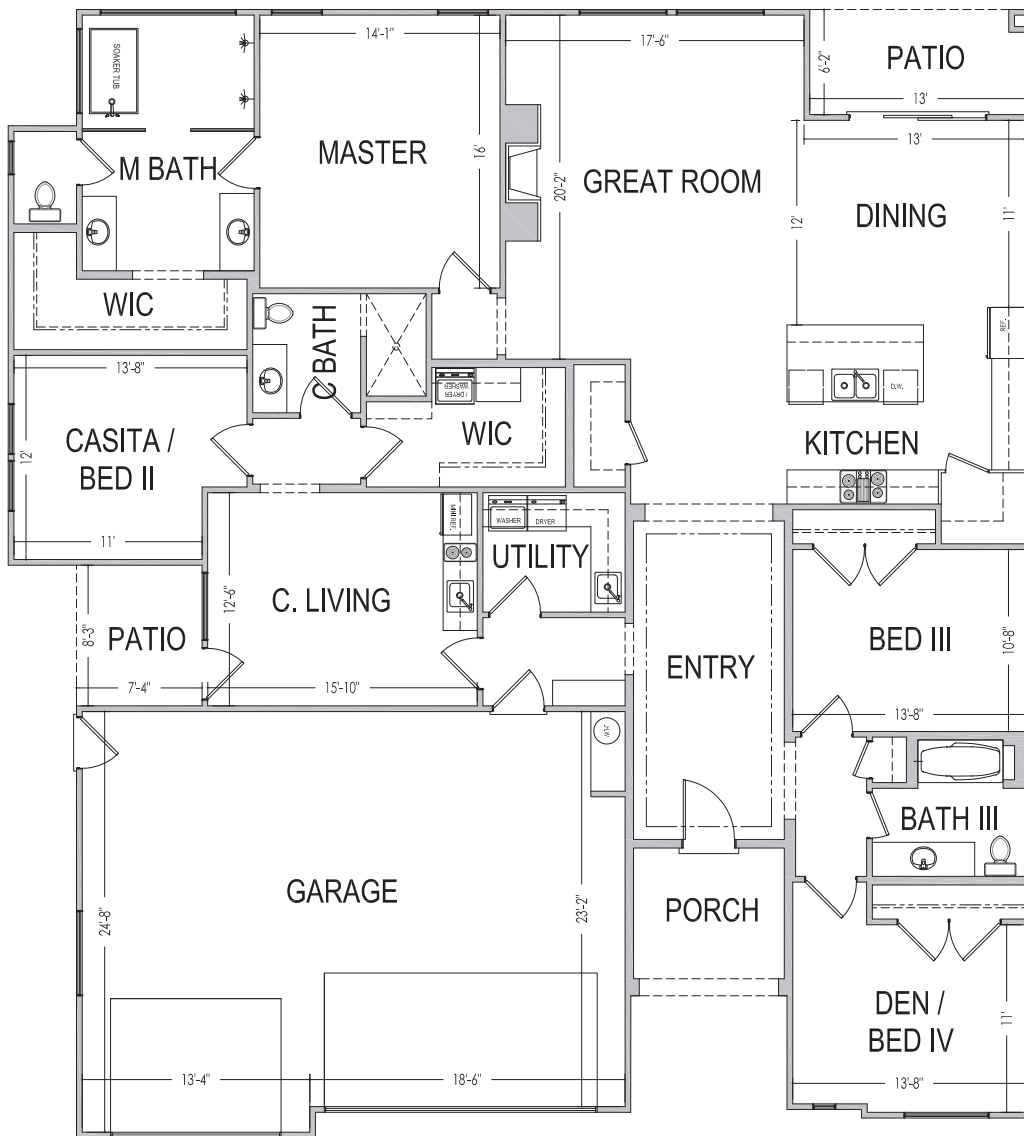
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473 S. Legacy Trail
Ivins, UT 84738



60'x66'

2680 ft.²



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#14 - FOR SALE*
3 Bed+Casita | 3.5 Bath | 3 Car-RV Garage

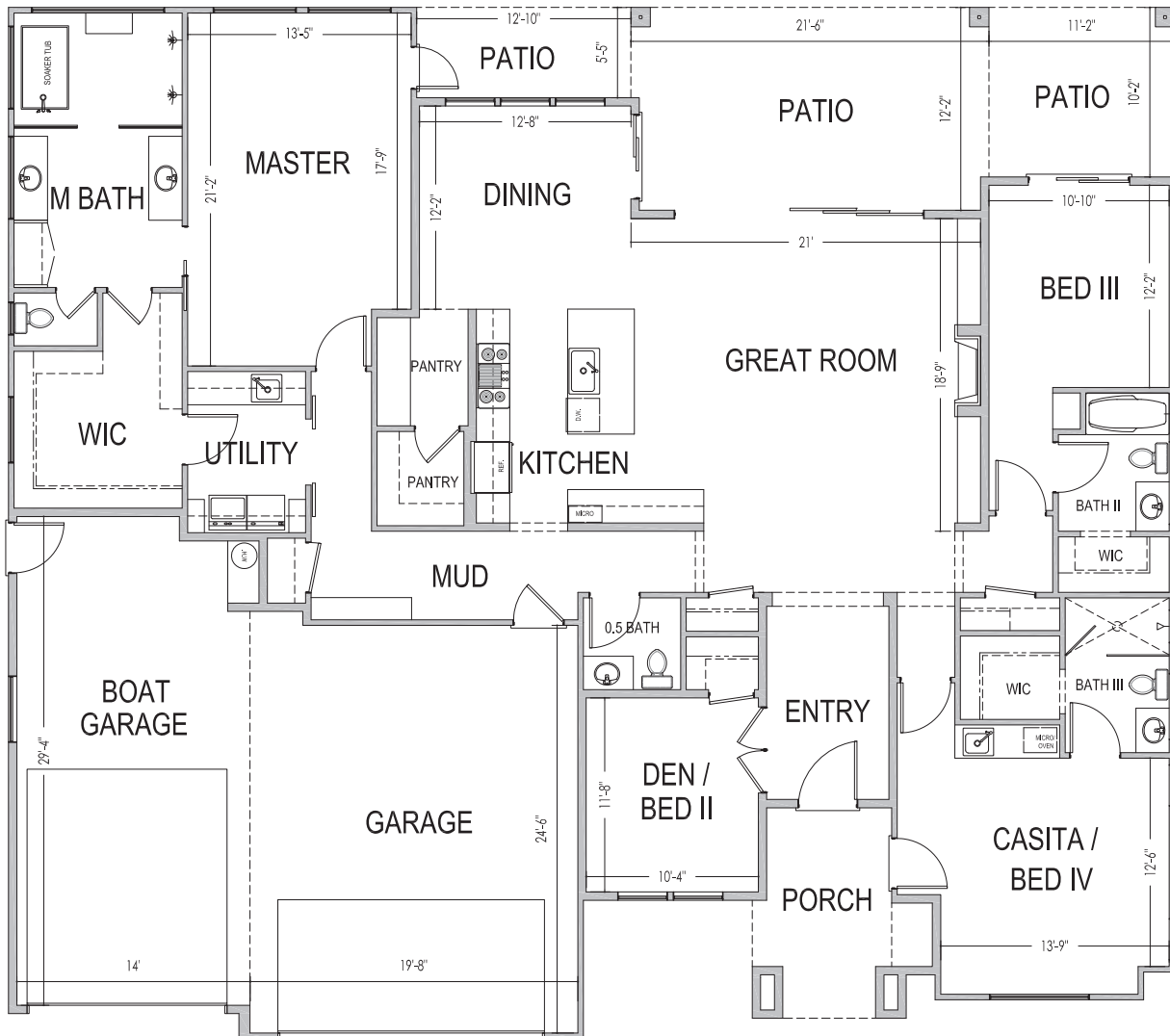
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253 W. United Way
Ivins, UT 84738



70'x62'

2696 ft.²



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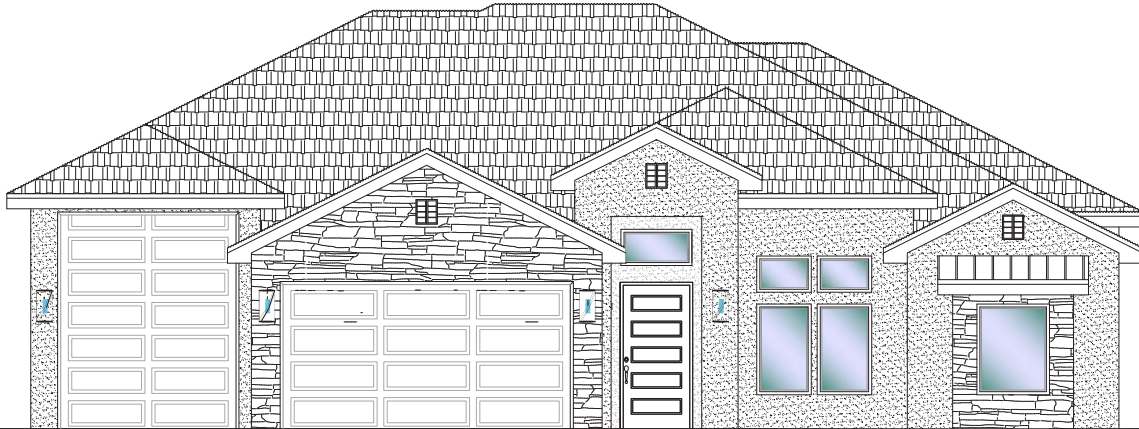


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#15 - FOR SALE*
3 Bed | 2.5 Bath | 3 Car-RV Garage

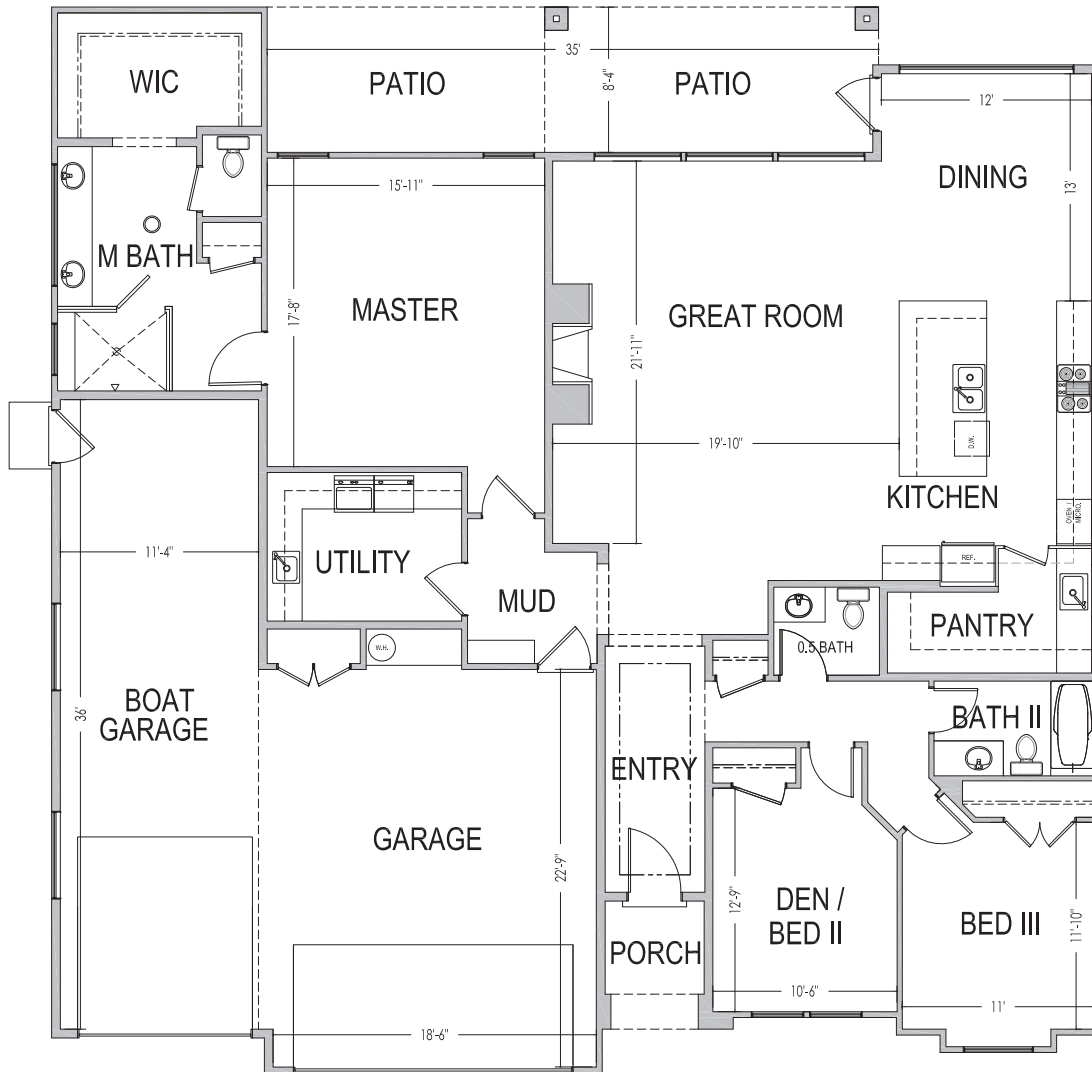
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267 W. United Way
Ivins, UT 84738



60'x61'

2286 ft.²



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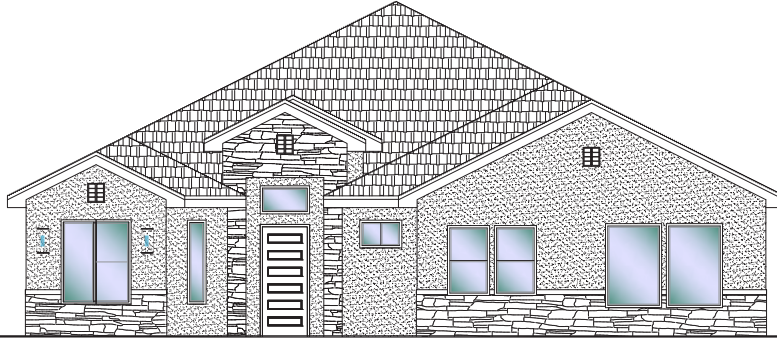


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#26 - FOR SALE*
3 Bed+Full Casita | 3 Bath | 3 Car Garage

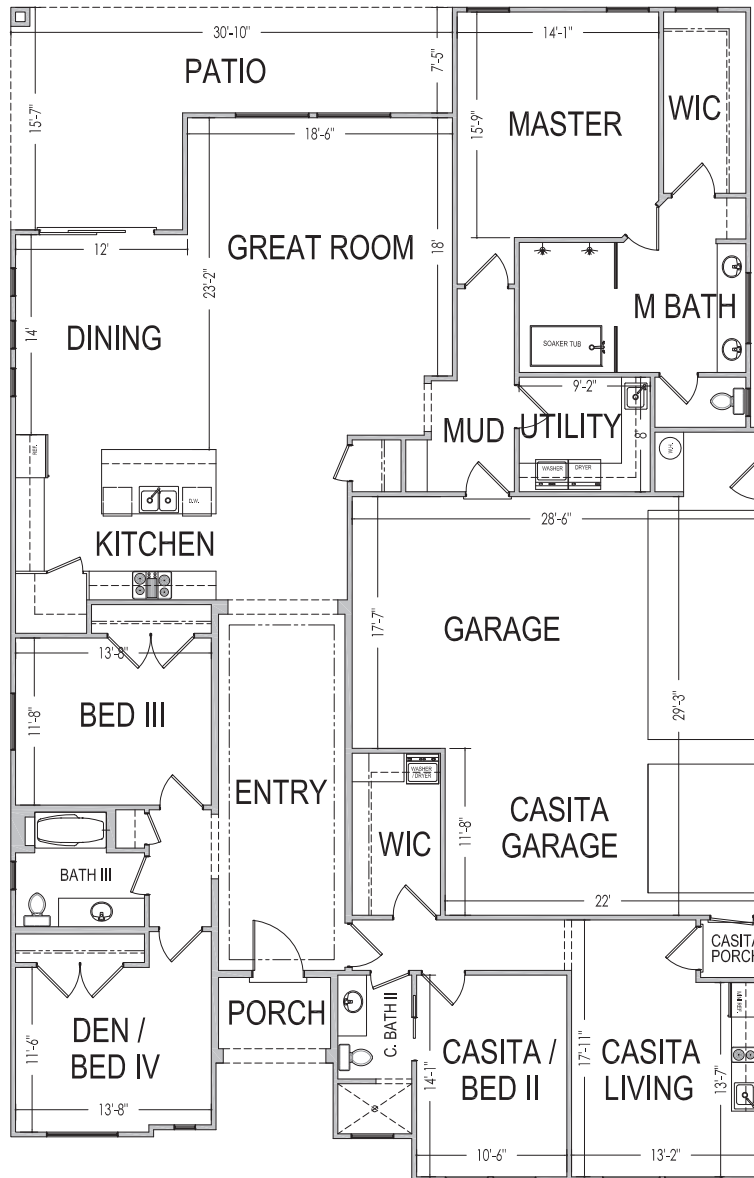
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234 W. United Way
Ivins, UT 84738



53'x82'

2964 ft.²



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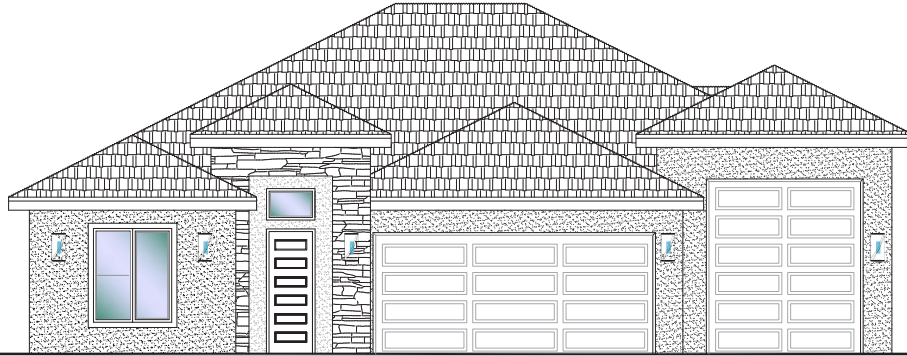


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#27 - FOR SALE*
4 Bed | 3 Bath | 3 Car-RV Garage

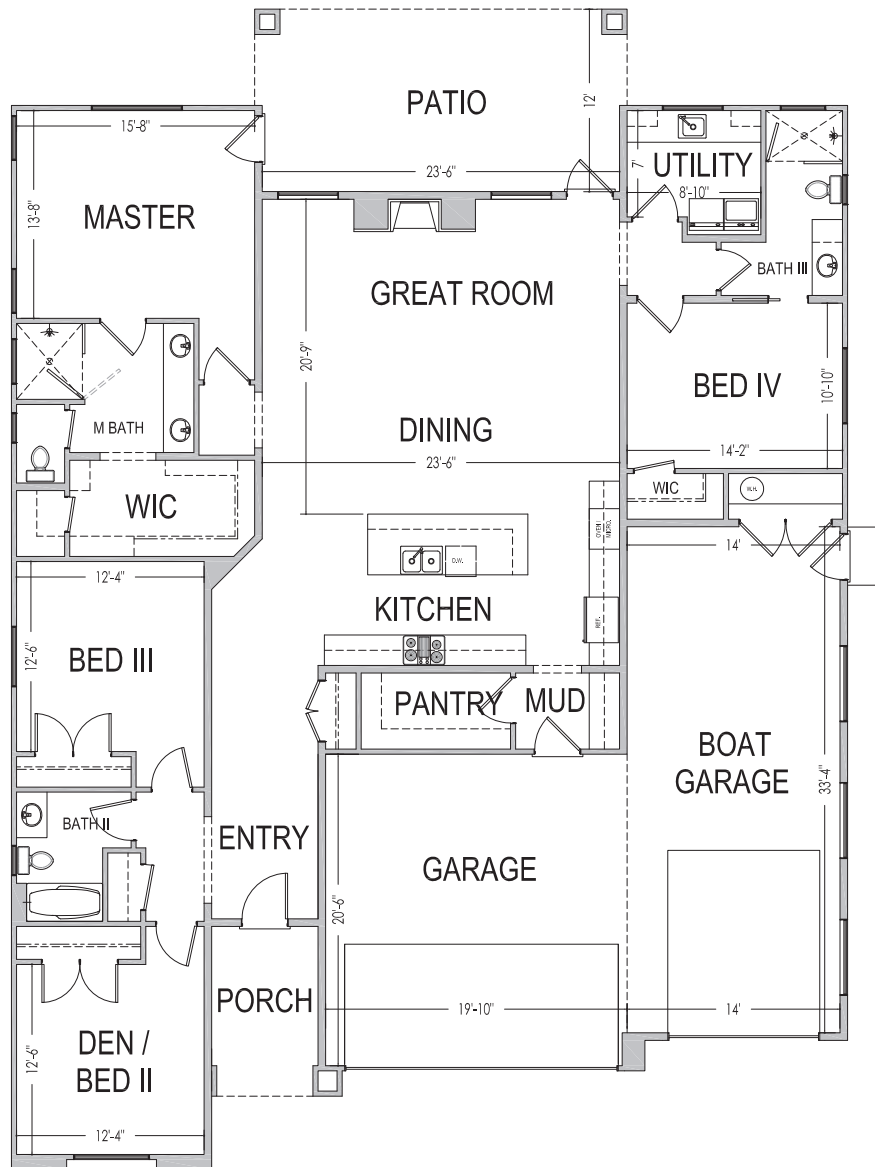
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242 W. United Way
Ivins, UT 84738



55'x74'

2414 ft.²



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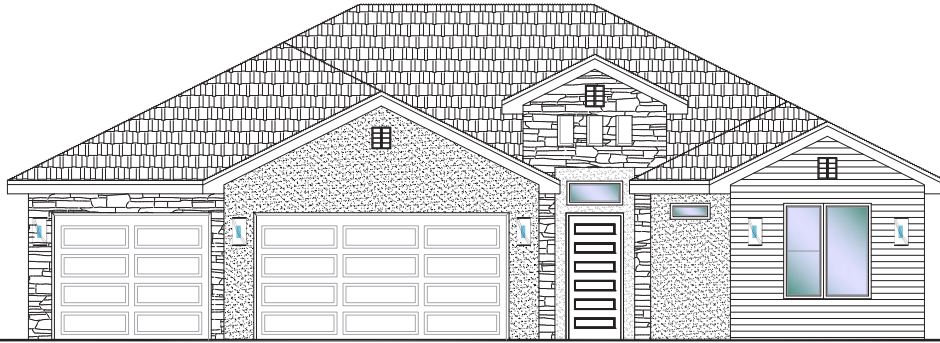


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#28 - FOR SALE*
3 Bed | 2.5 Bath | 3 Car-RV Garage

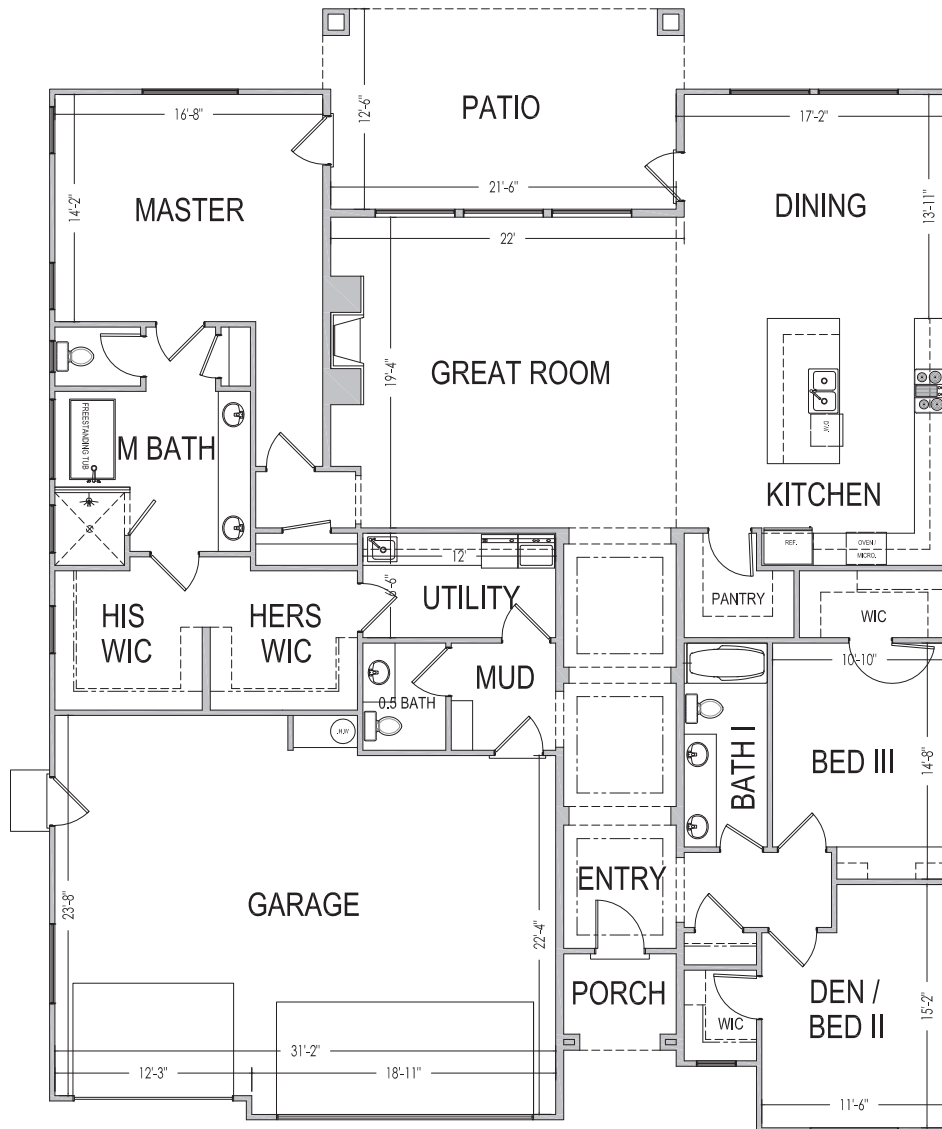
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258 W. United Way
Ivins, UT 84738



56'x70'

2594 ft.²



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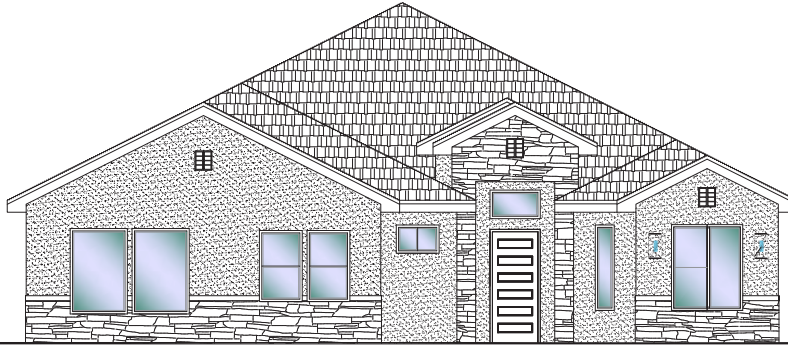


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#29 - FOR SALE*
3 Bed+Full Casita | 3 Bath | 3 Car Garage

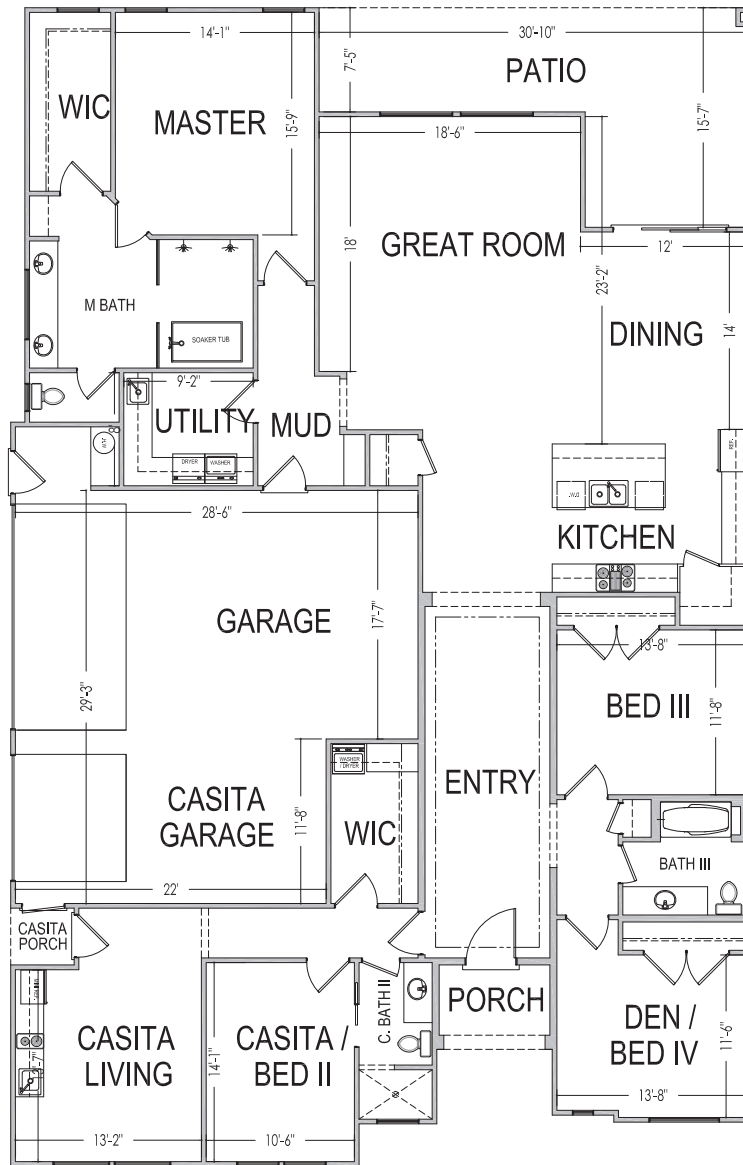
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274 W. United Way
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53'x82'

2964 ft.²



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HOA Includes:

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

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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