



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*
8	2037	1	3	2.5	3 Car-RV	Sep.'24*	\$741,900*
11	2680	1	3+Full Casita	3	3 Car	Sep.'24*	\$792,900*
16	3002	1	3+Den	3.5	3 Car-RV	May '24*	\$895,900*
17	2696	1	3+Casita	3.5	3 Car-RV	Move-In Ready*	\$863,900*
18	2680	1	3+Full Casita	3	3 Car	Move-In Ready*	\$810,900*
19	2380	1	4	2.5	3 Car-RV	Move-In Ready*	\$779,900*
20	2594	1	3	2.5	3 Car-RV	May '24*	\$782,900*
21	2414	1	4	2.5	3 Car-RV	May '24*	\$772,900*
22	2037	1	3	2	3 Car-RV+Pool	Move-In Ready* (Decorated)	\$821,900*
23	2286	1	3	2.5	3 Car-RV	May '24*	\$761,900*

TAKE A SELF TOUR OF OUR HOMES WITH
NTERNOW. SCAN HERE TO LEARN HOW:



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 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)
- 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
- **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

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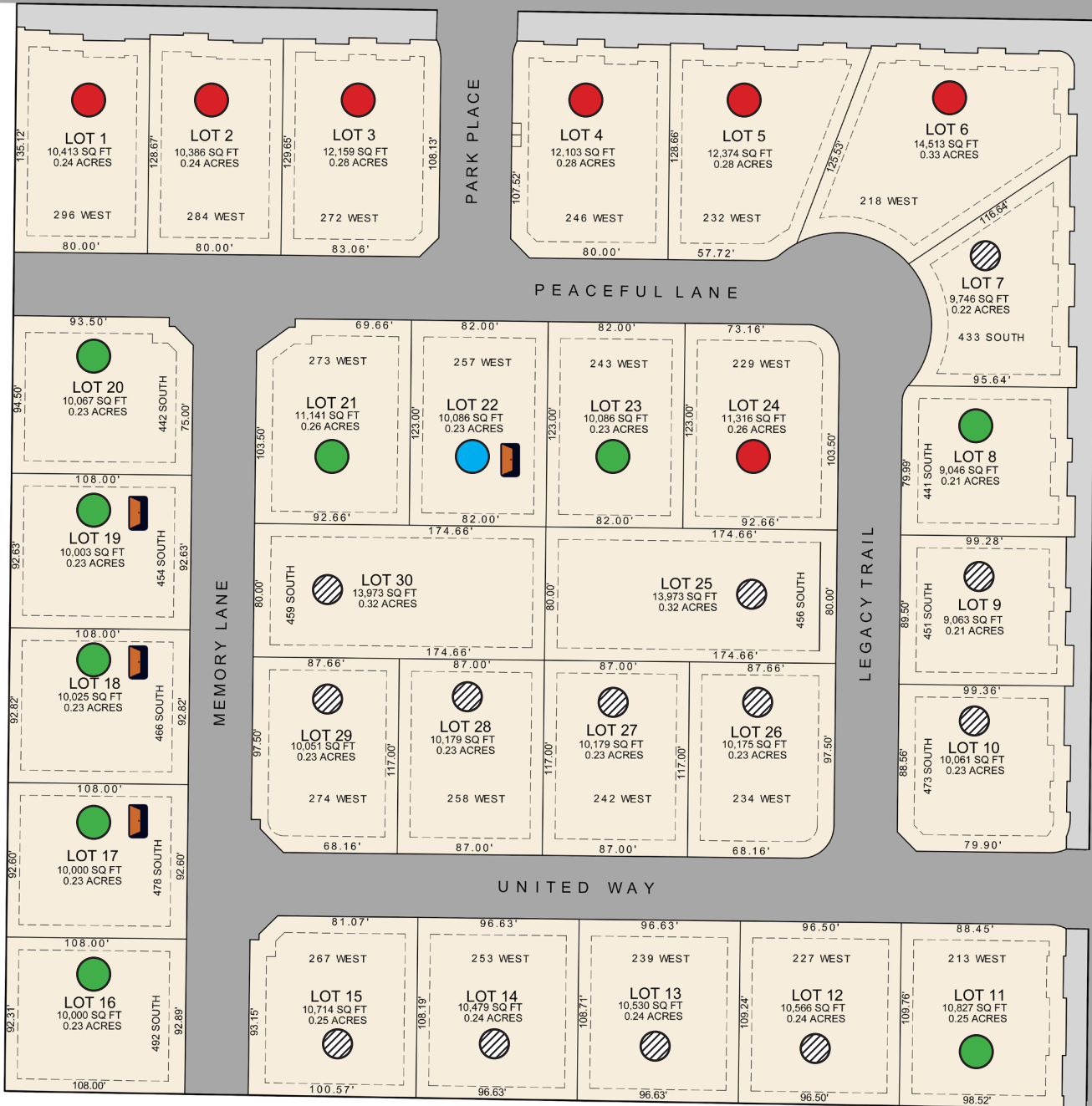
Agent: Alisa Huser
(435)669-6460 - alisa@ssrealtysolutions.com





UNITY VILLAGE PLAT MAP

400 SOUTH STREET



-  FOR SALE
-  SOLD
-  FUTURE HOME
-  DECORATED



CenturyLink 1 Gig
Connected Community

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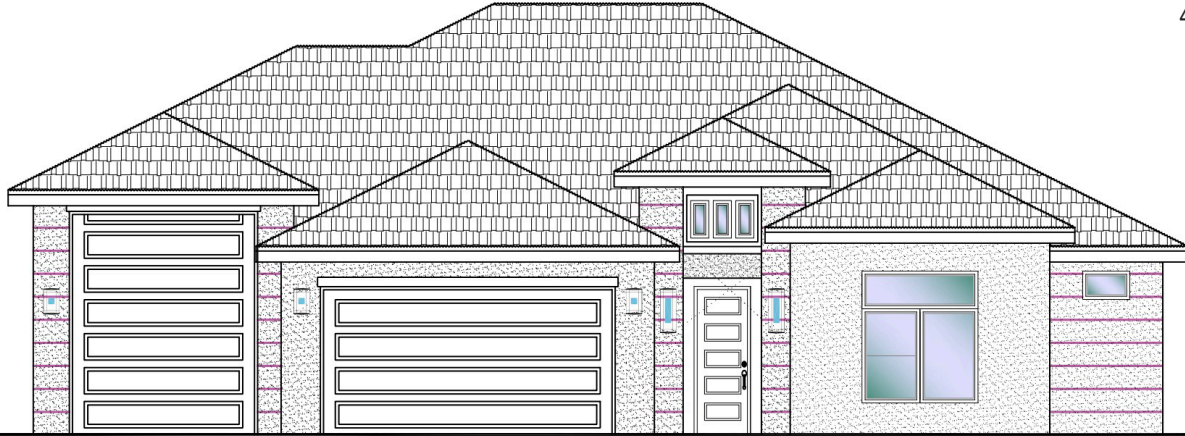


UNITY
VILLAGE

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

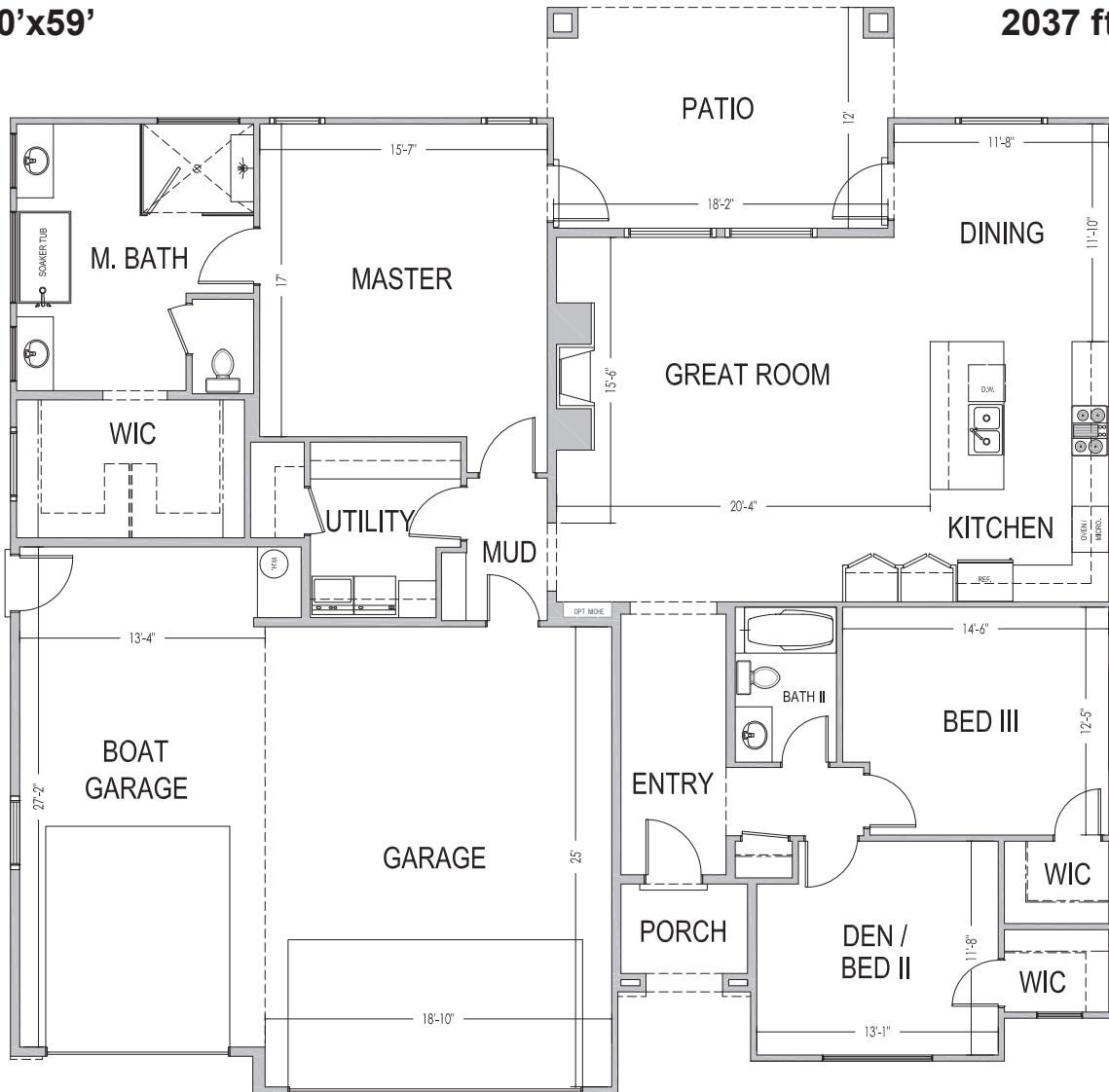
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441 S. Legacy Trail
Ivins, UT 84738



60'x59'

2037 ft.²



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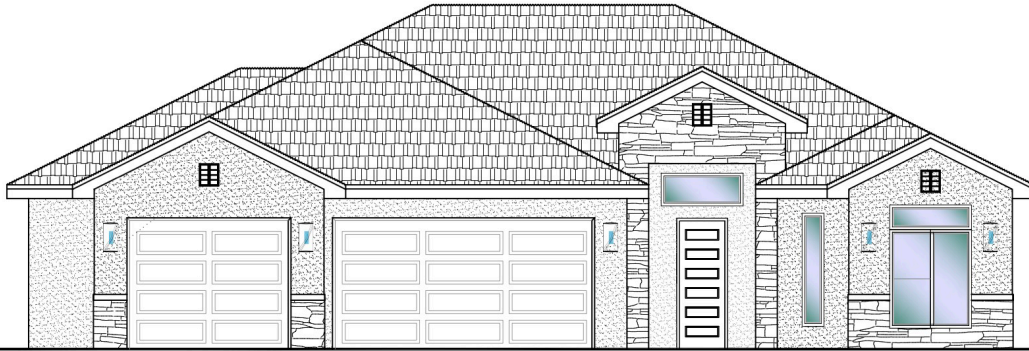
#11 - FOR SALE*

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

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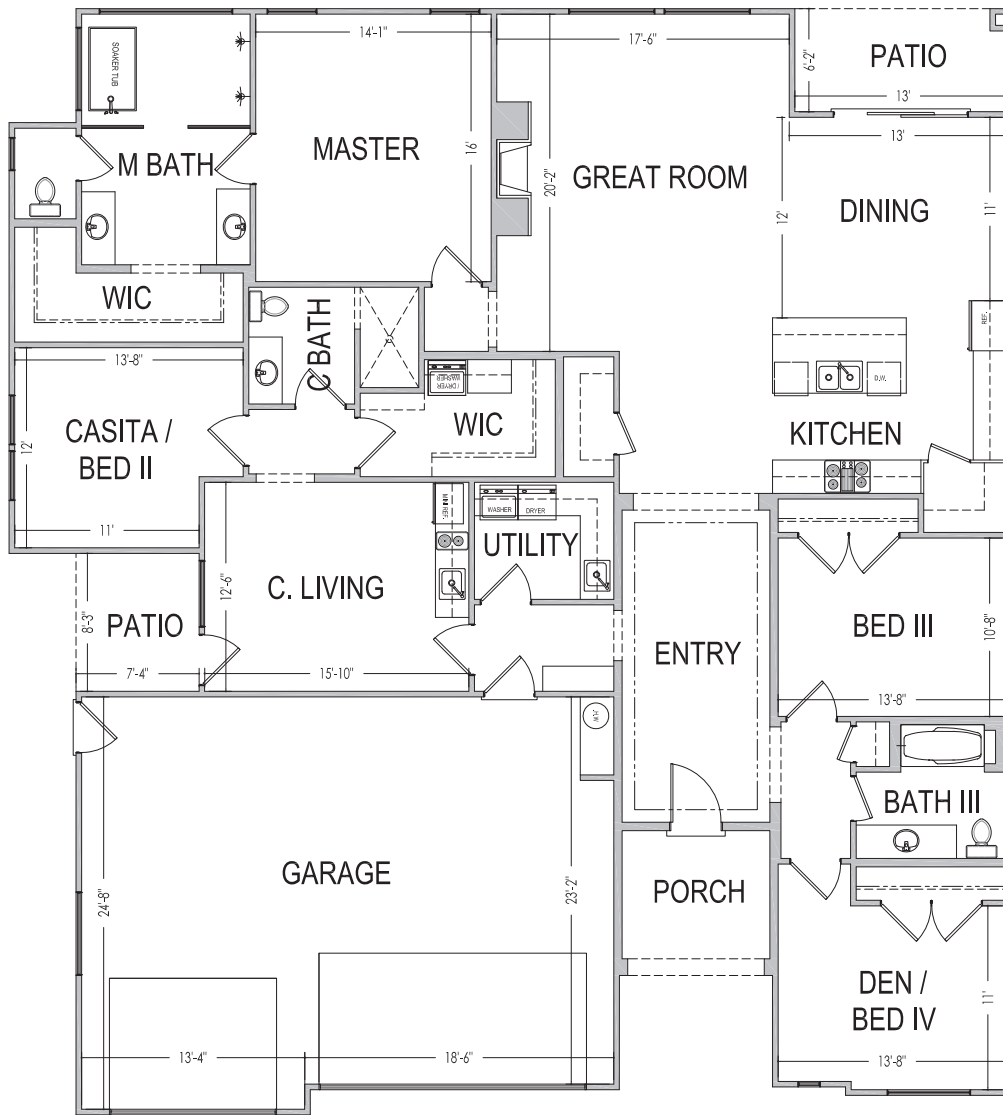
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213 W. United Way
Ivins, UT 84738



60'x66'

2680 ft.²



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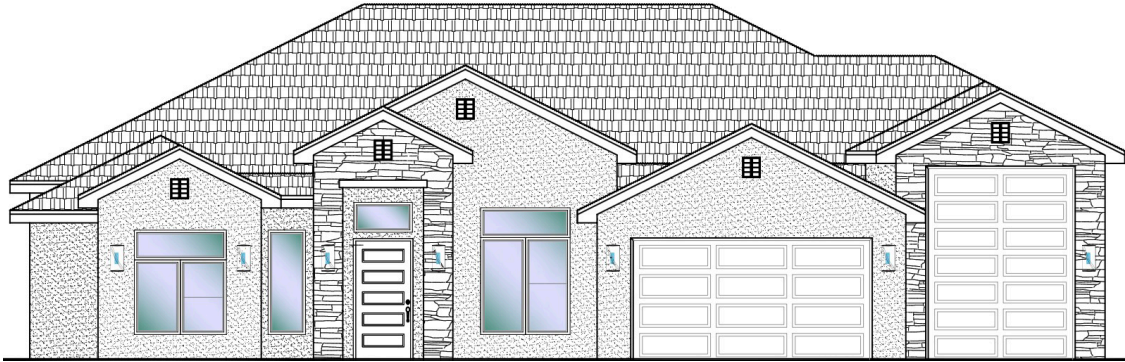
#16 - FOR SALE*

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

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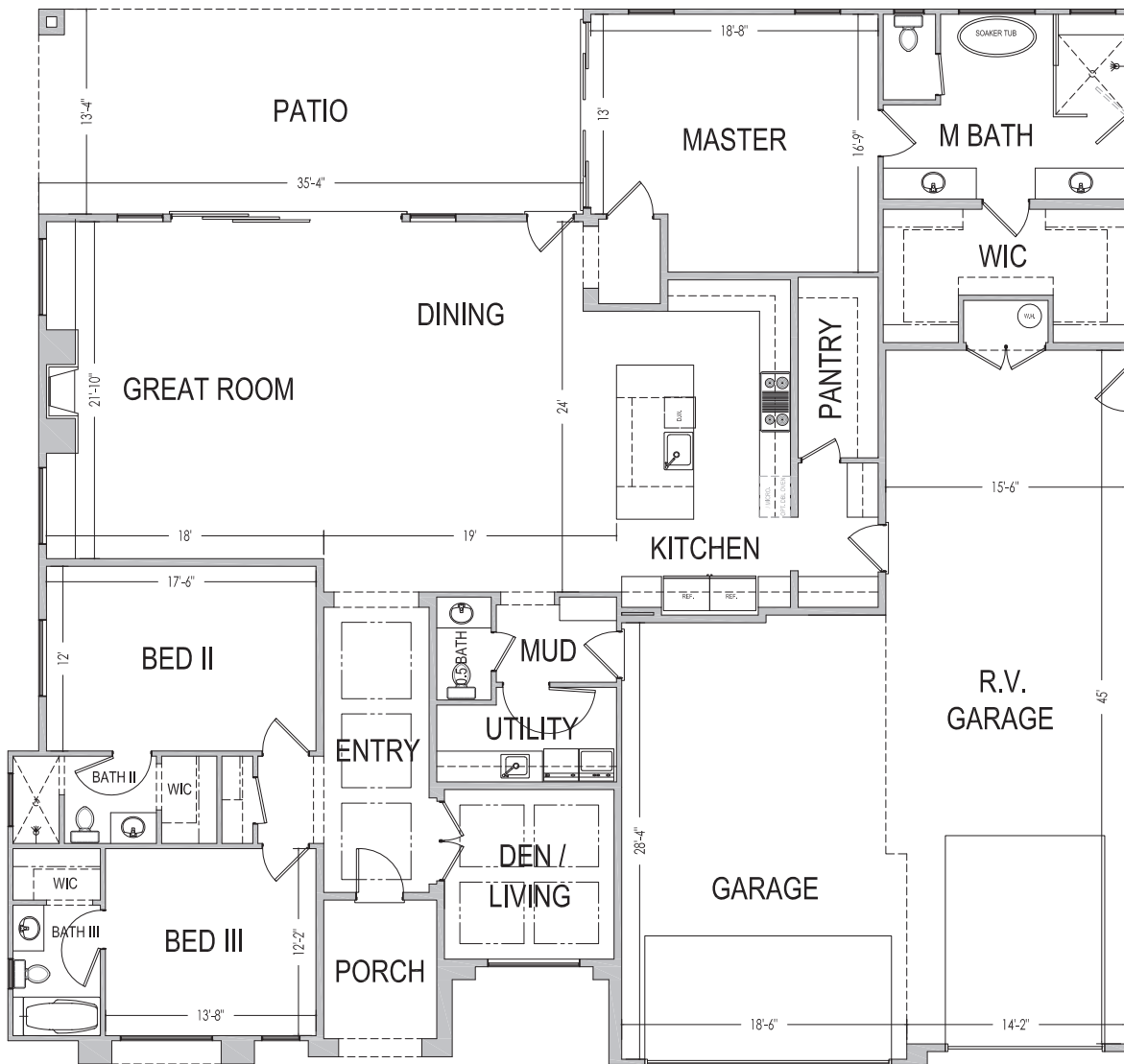
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492 S. Memory Ln.
Ivins, UT 84738



73'x69'

3002 ft.²



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#17 - FOR SALE*

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

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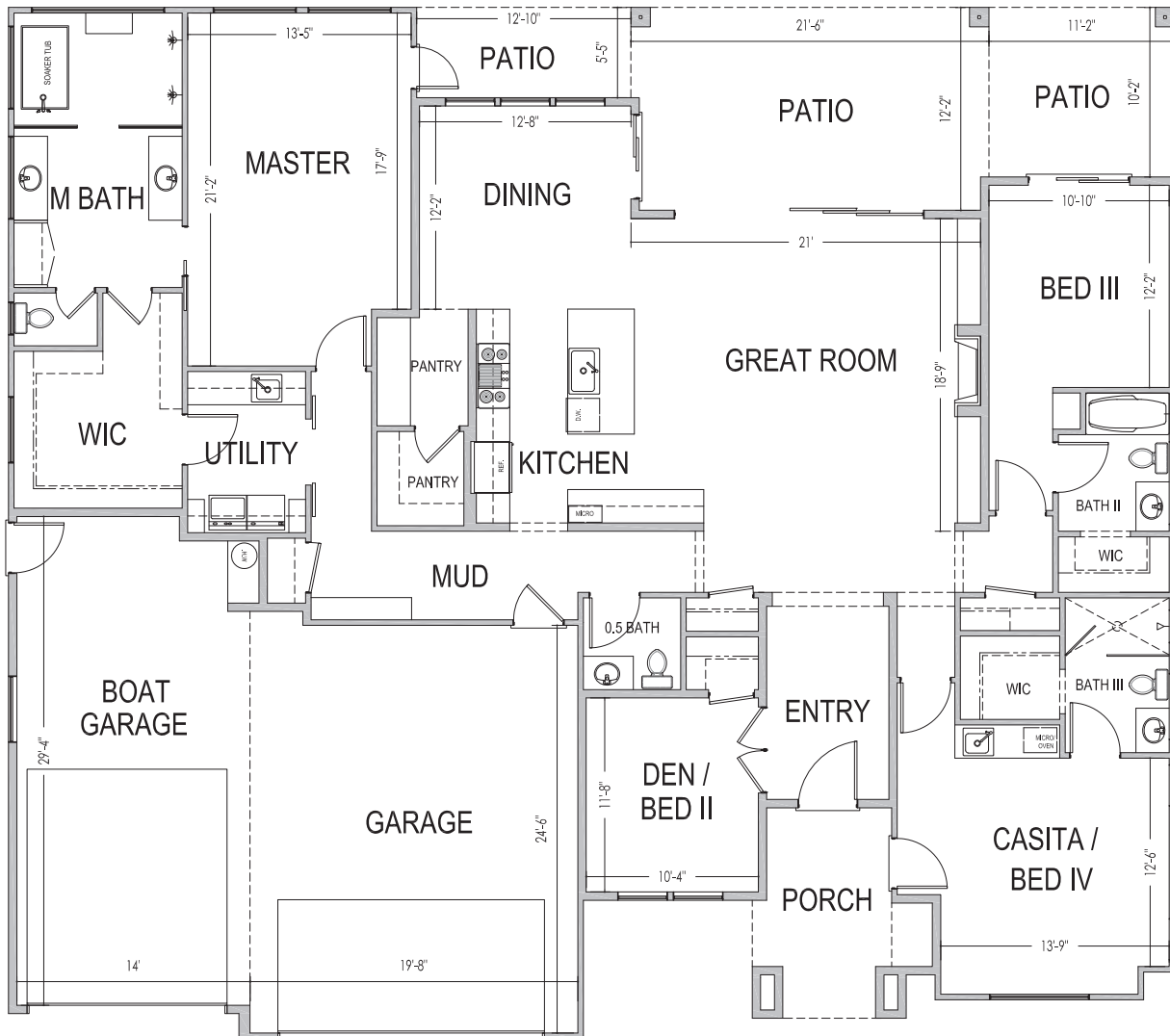
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478 S. Memory Ln.
Ivins, UT 84738



70'x62'

2696 ft.²



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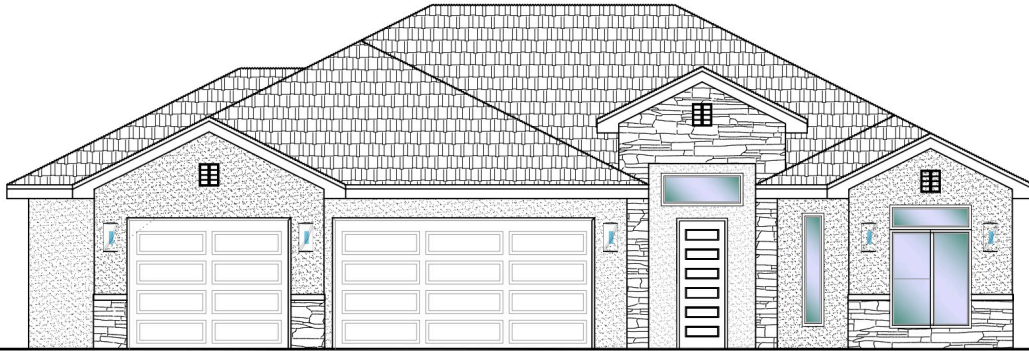


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#18 - FOR SALE*
3 Bed+Full Casita | 3 Bath | 3 Car Garage

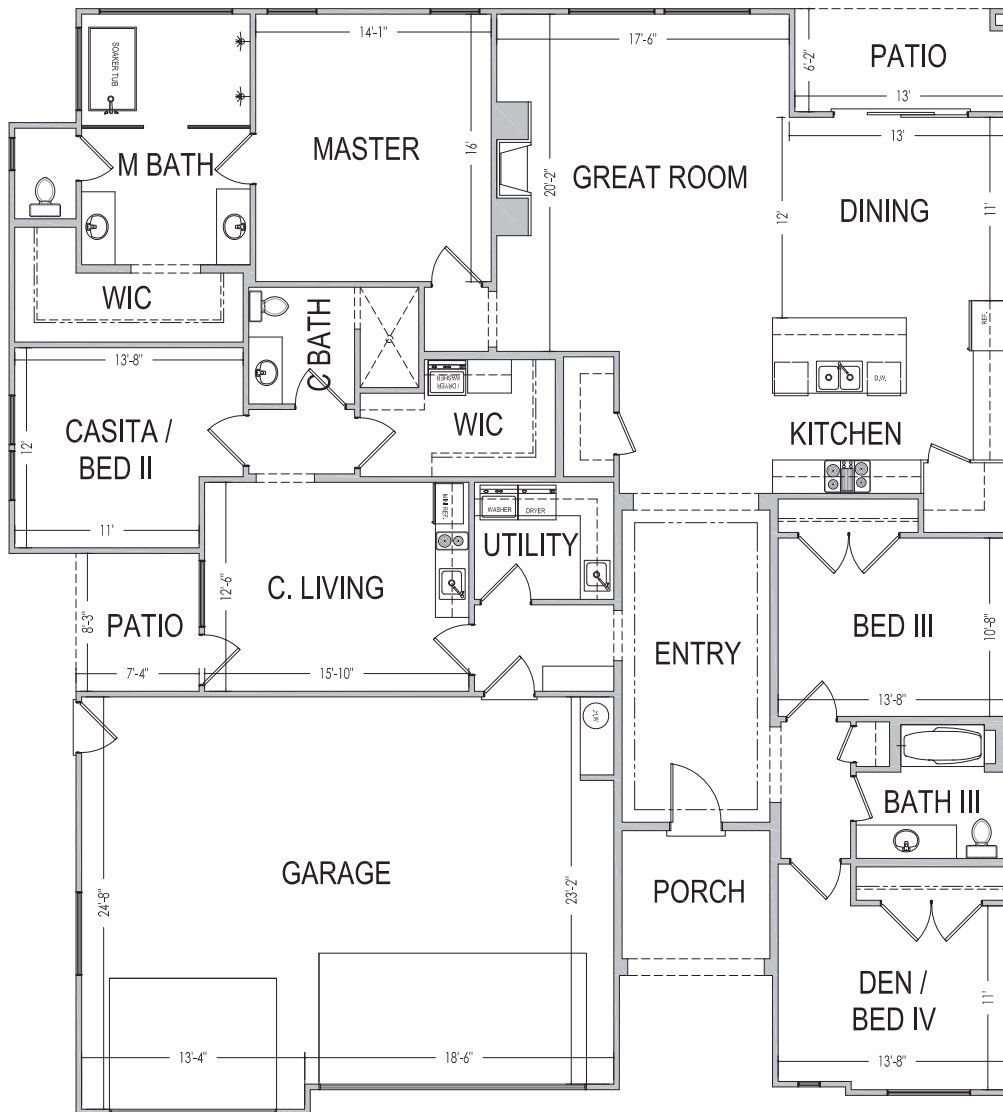
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466 S. Memory Ln.
Ivins, UT 84738



60'x66'

2680 ft.²



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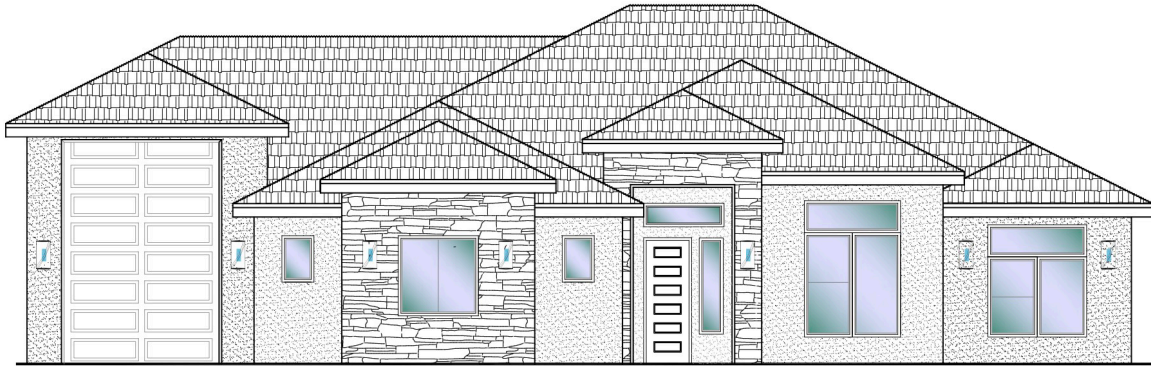


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#19 - FOR SALE*
3 Bed+Den | 2.5 Bath | 3 Car-RV Garage

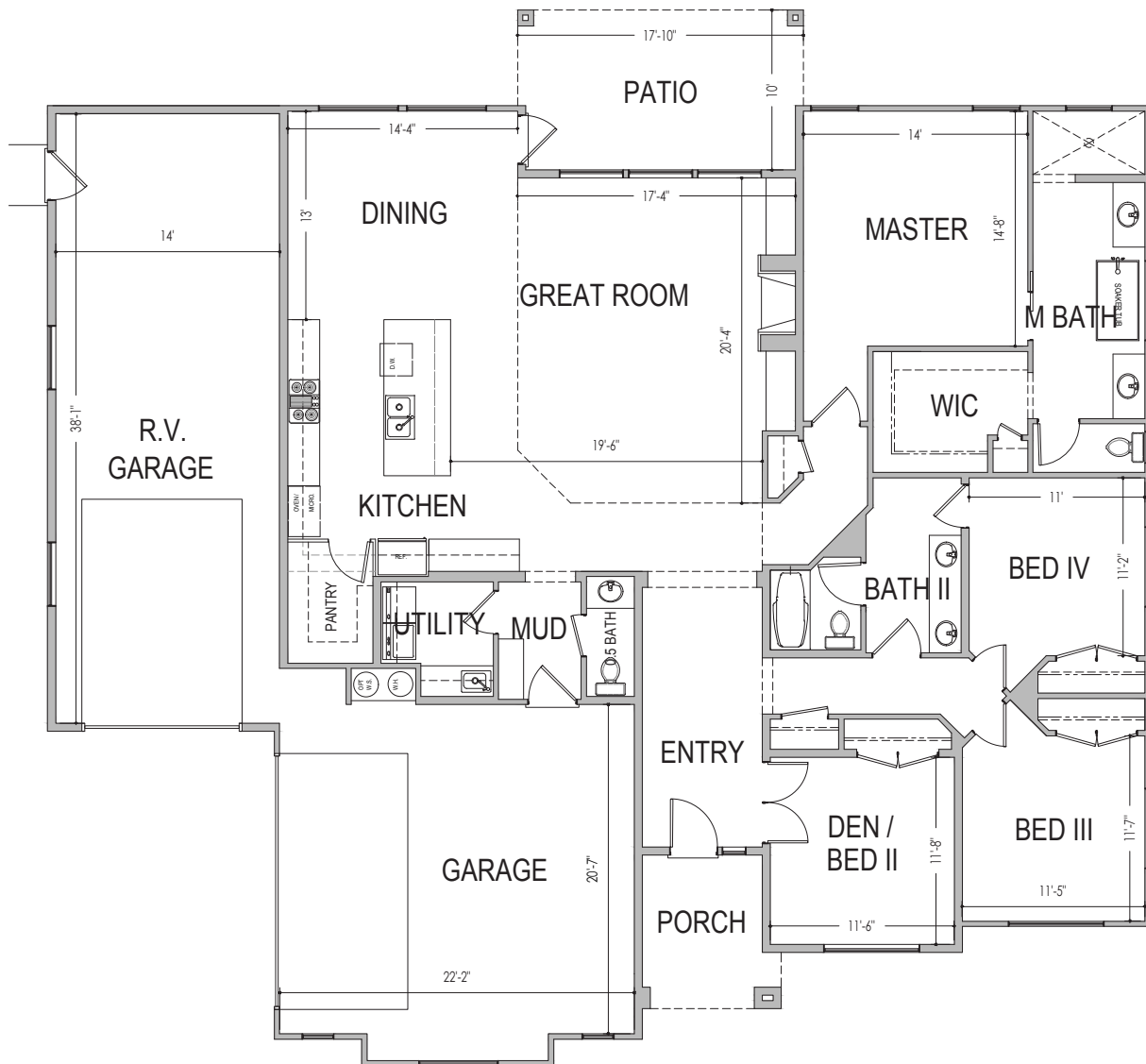
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454 S. Memory Ln.
Ivins, UT 84738



69'x66'

2380 ft.²



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

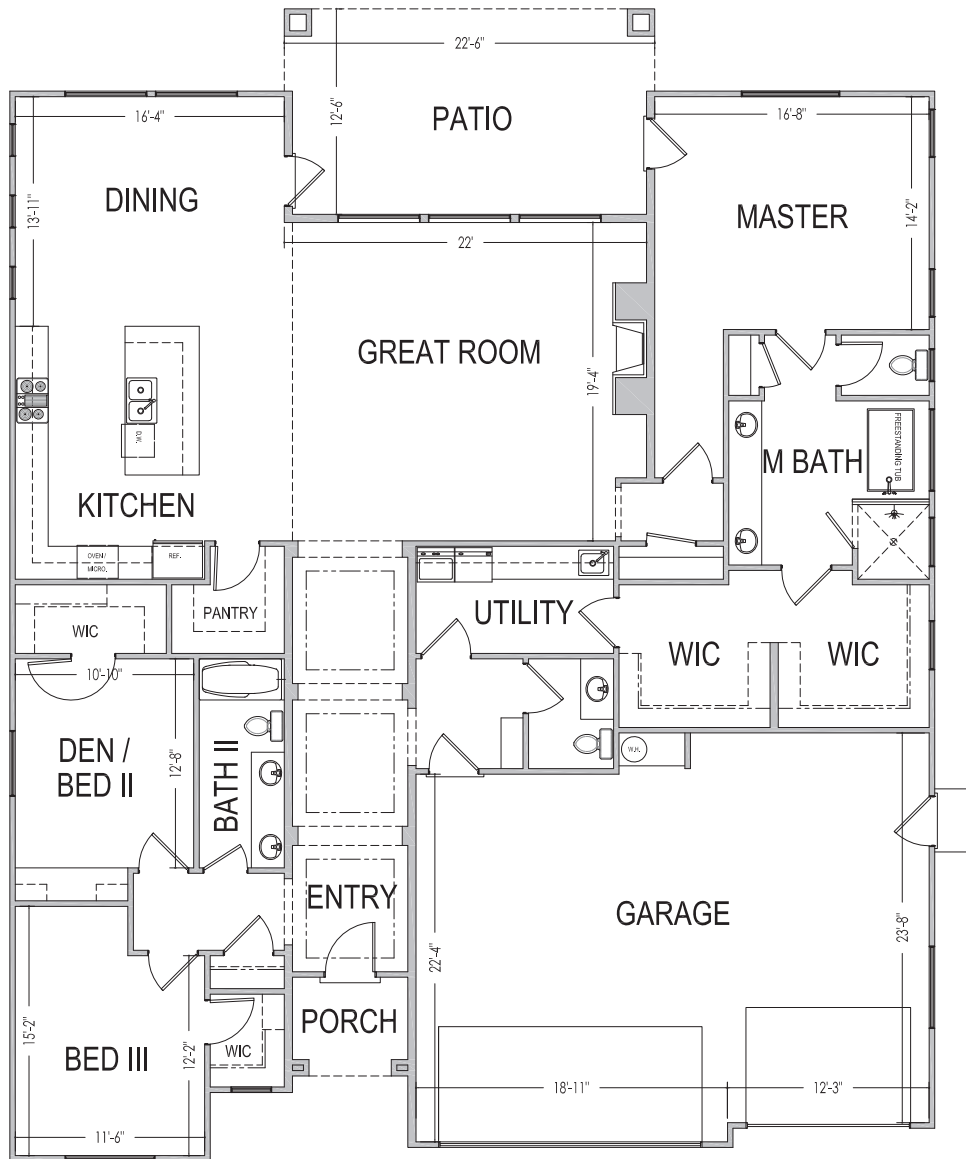
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442 S Memory Lane
Ivins, UT 84738



56'x70'

2594 ft.²



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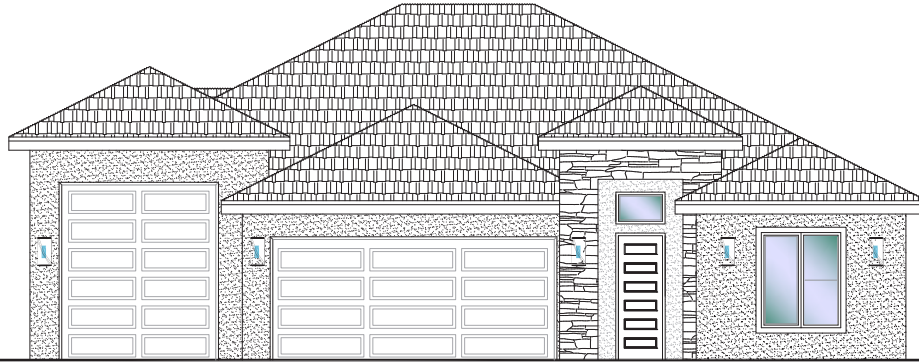


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#21 - FOR SALE*
4 Bed | 2.5 Bath | 3 Car-RV Garage

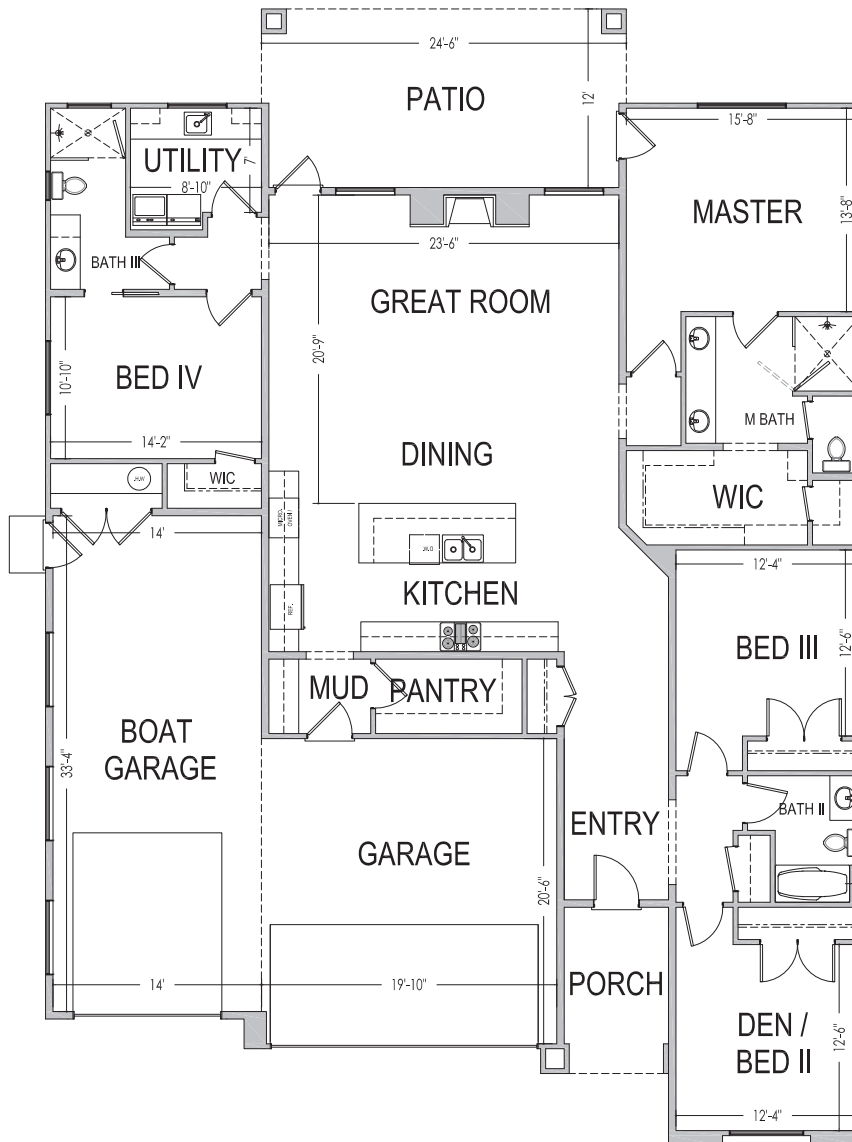
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273 W Peaceful Lane
Ivins, UT 84738



55'x76'

2414 ft.²



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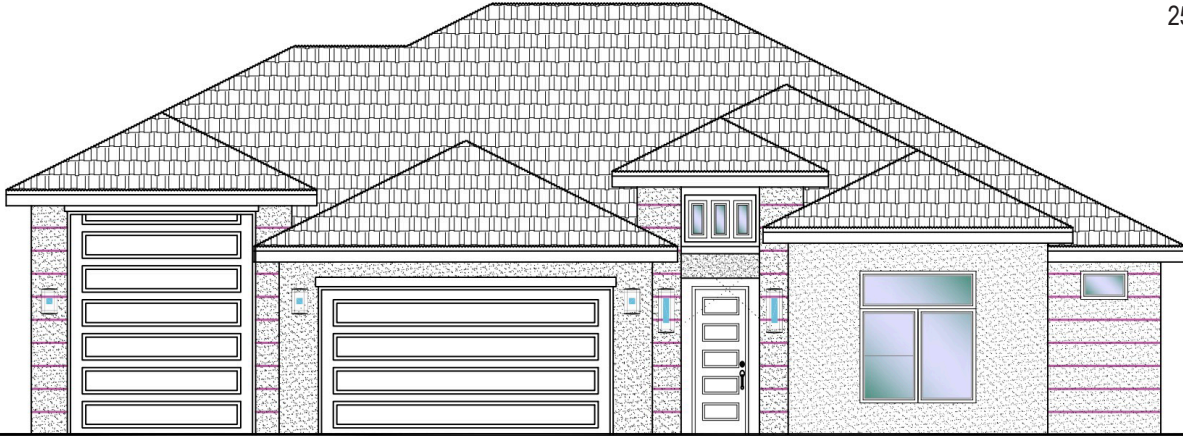


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#22 - FOR SALE*
3 Bed | 2.5 Bath | 3 Car-RV Garage

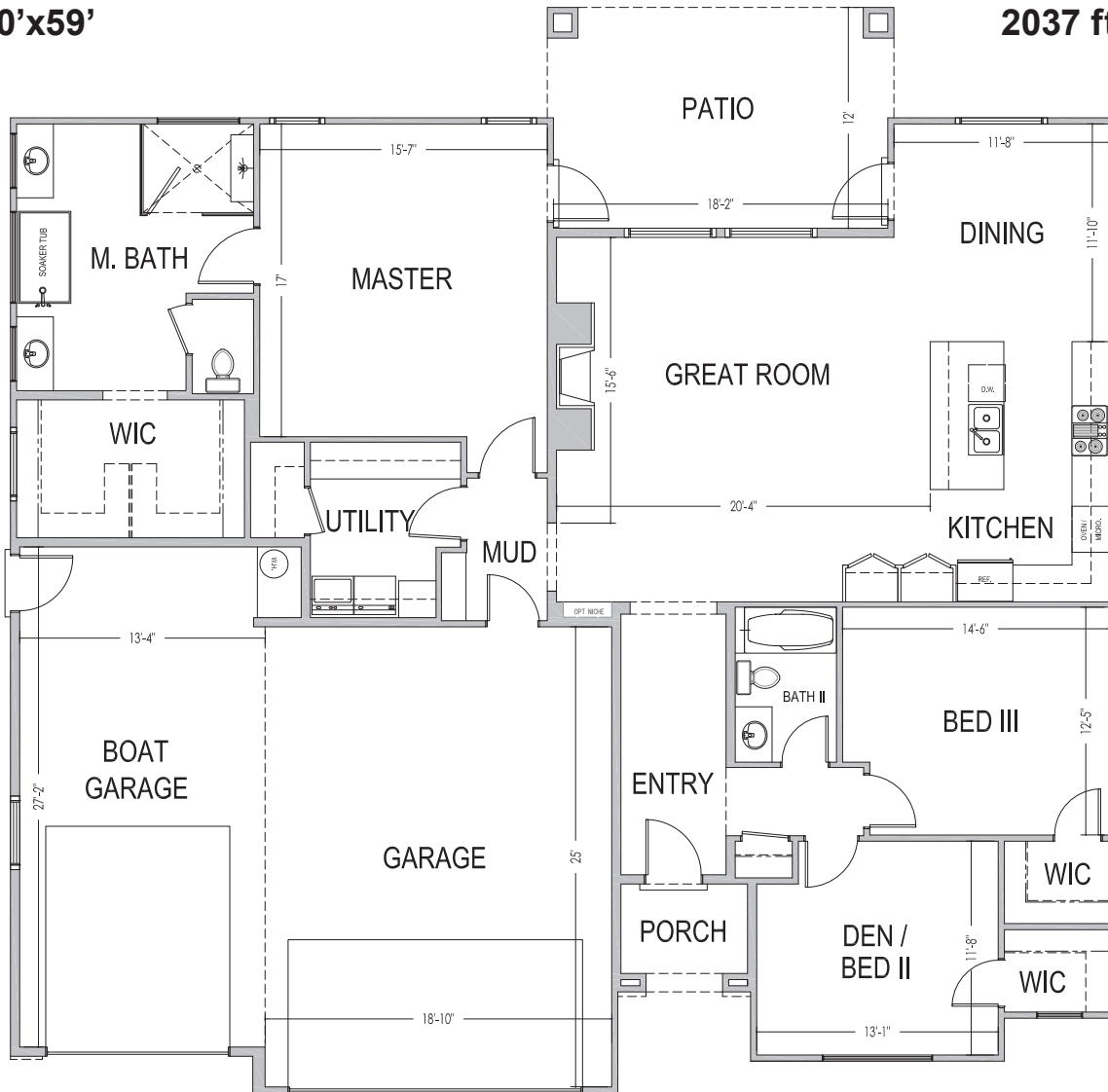
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257 W. Peaceful Ln.
Ivins, UT 84738



60'x59'

2037 ft.²



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

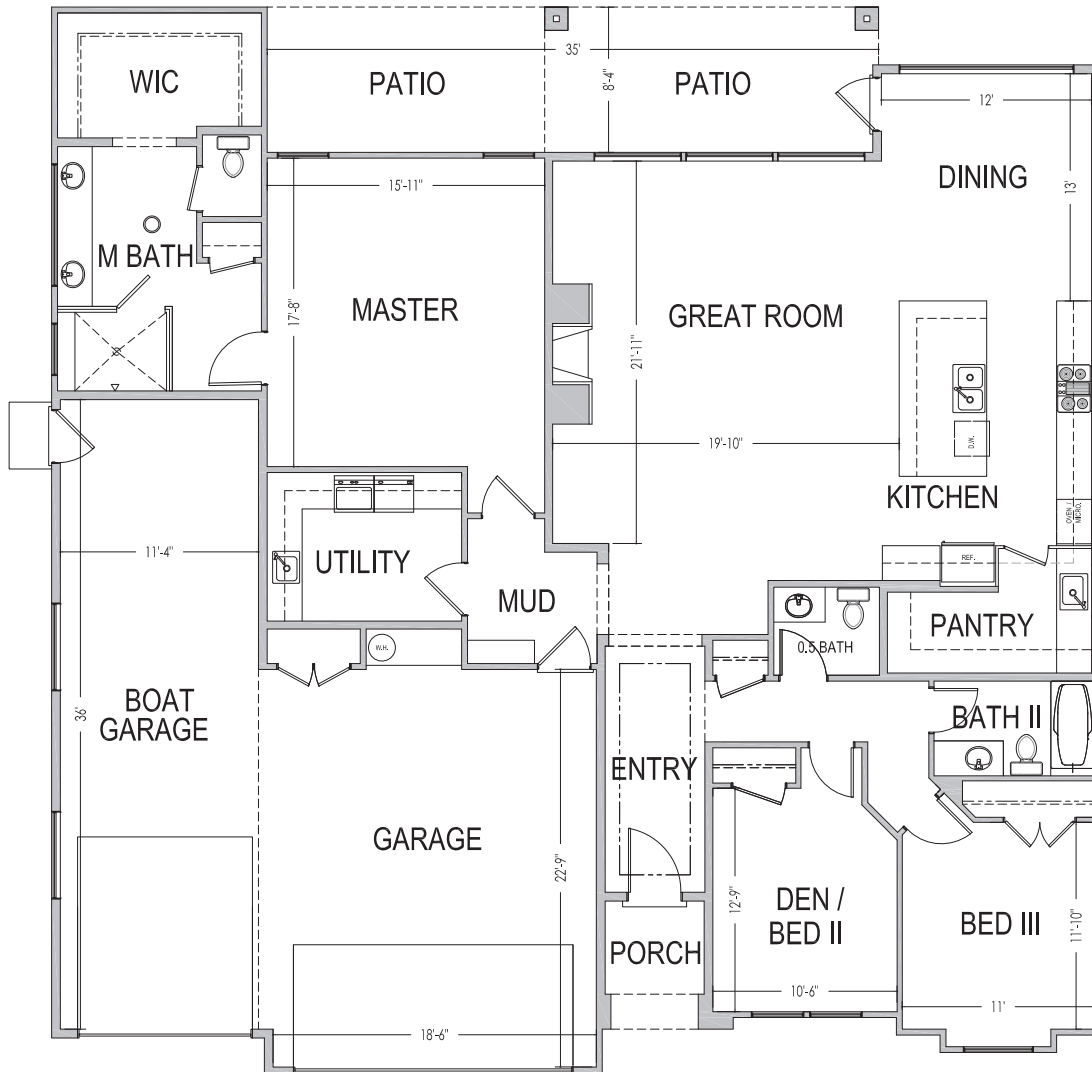
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243 W Peaceful Ln.
Ivins, UT 84738



60'x61'

2286 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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