



# 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*	\$766,900*
9	2286	1	3	2.5	3 Car-RV	Dec.'24*	\$783,900*
12	2286	1	3	2.5	3 Car-RV	Oct.'24*	\$791,900*
18	2680	1	3+Full Casita	3	3 Car	Move-In Ready*  (Decorated)	\$832,900*
20	2594	1	3	2.5	3 Car-RV	Move-In Ready*	\$797,900*
21	2414	1	4	2.5	3 Car-RV	Jun.'24*	CONTRACT
25	2723	1	4	3	3 Car-RV	Nov.'24*	\$853,900*
26	2964	1	3+Full Casita	3	3 Car	Dec.'24*	\$871,900*
27	2414	1	4	2.5	3 Car-RV	Nov.'24*	\$764,900*
28	2594	1	3	2.5	3 Car-RV	Nov.'24*	\$797,900*
29	2964	1	3+Full Casita	3	3 Car	Dec.'24*	\$871,900*

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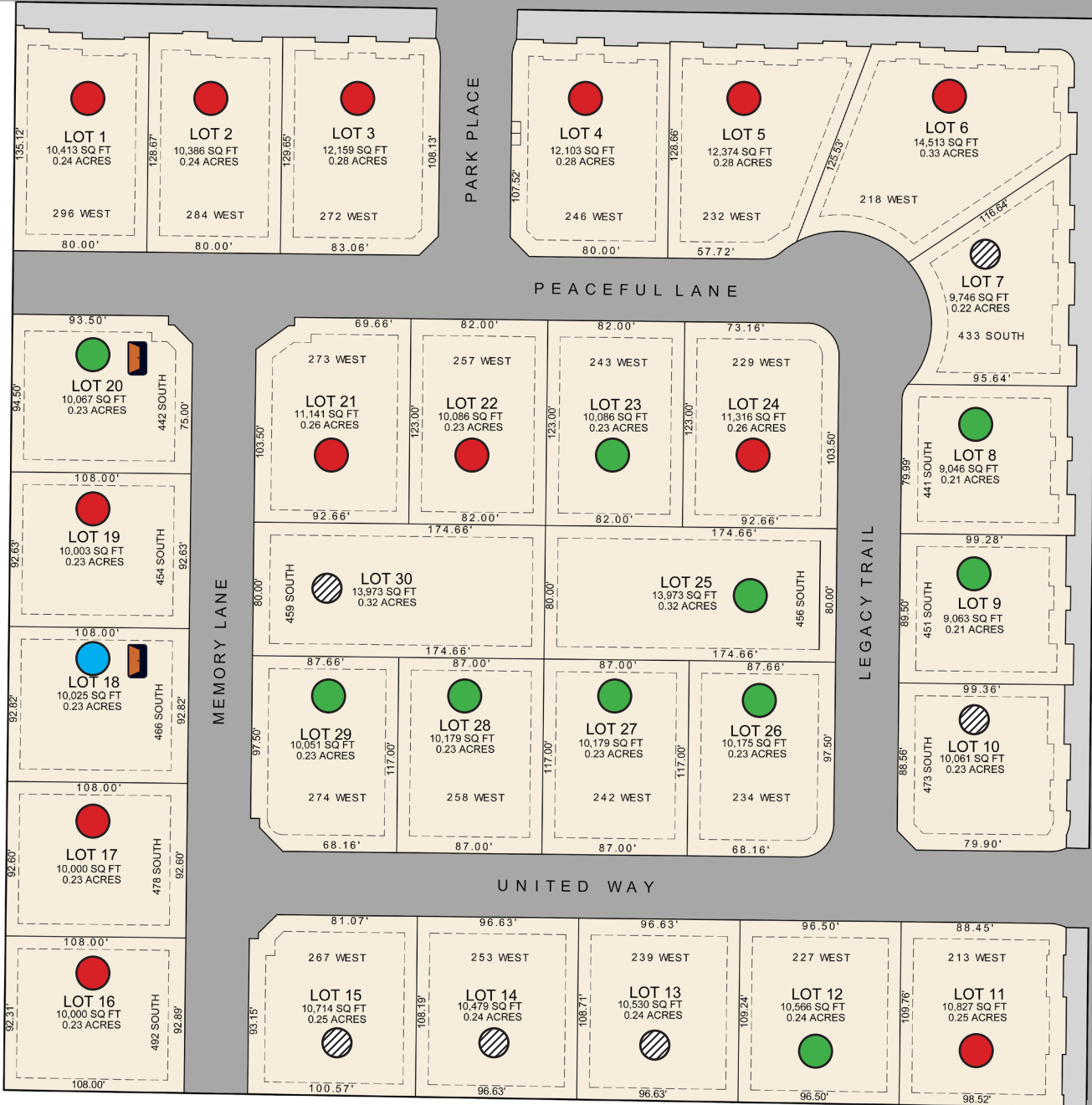
**Agent: Alisa Huser**  
(435)669-6460 - [alisa@ssrealtysolutions.com](mailto:alisa@ssrealtysolutions.com)





# UNITY VILLAGE PLAT MAP

400 SOUTH STREET



- FOR SALE
- SOLD
- FUTURE HOME
- DECORATED

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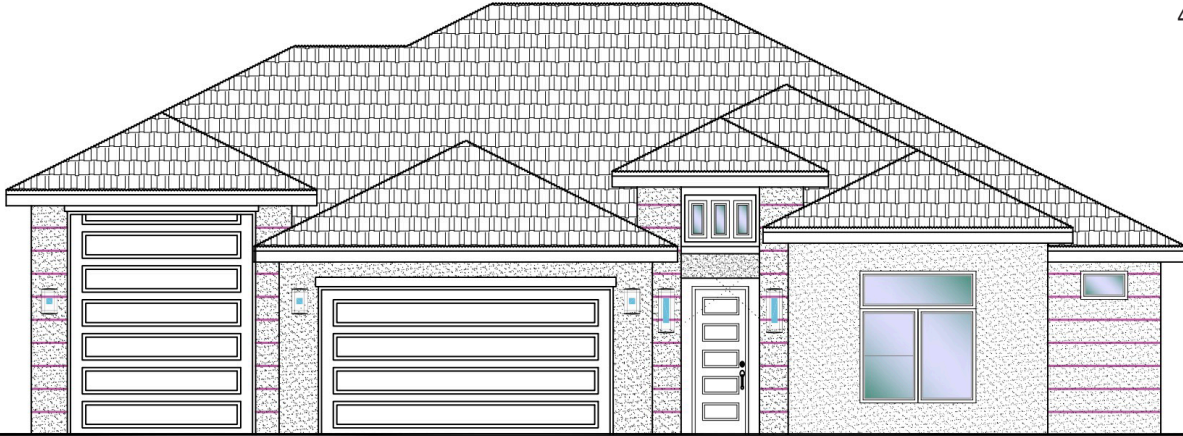


**UNITY**  
VILLAGE

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

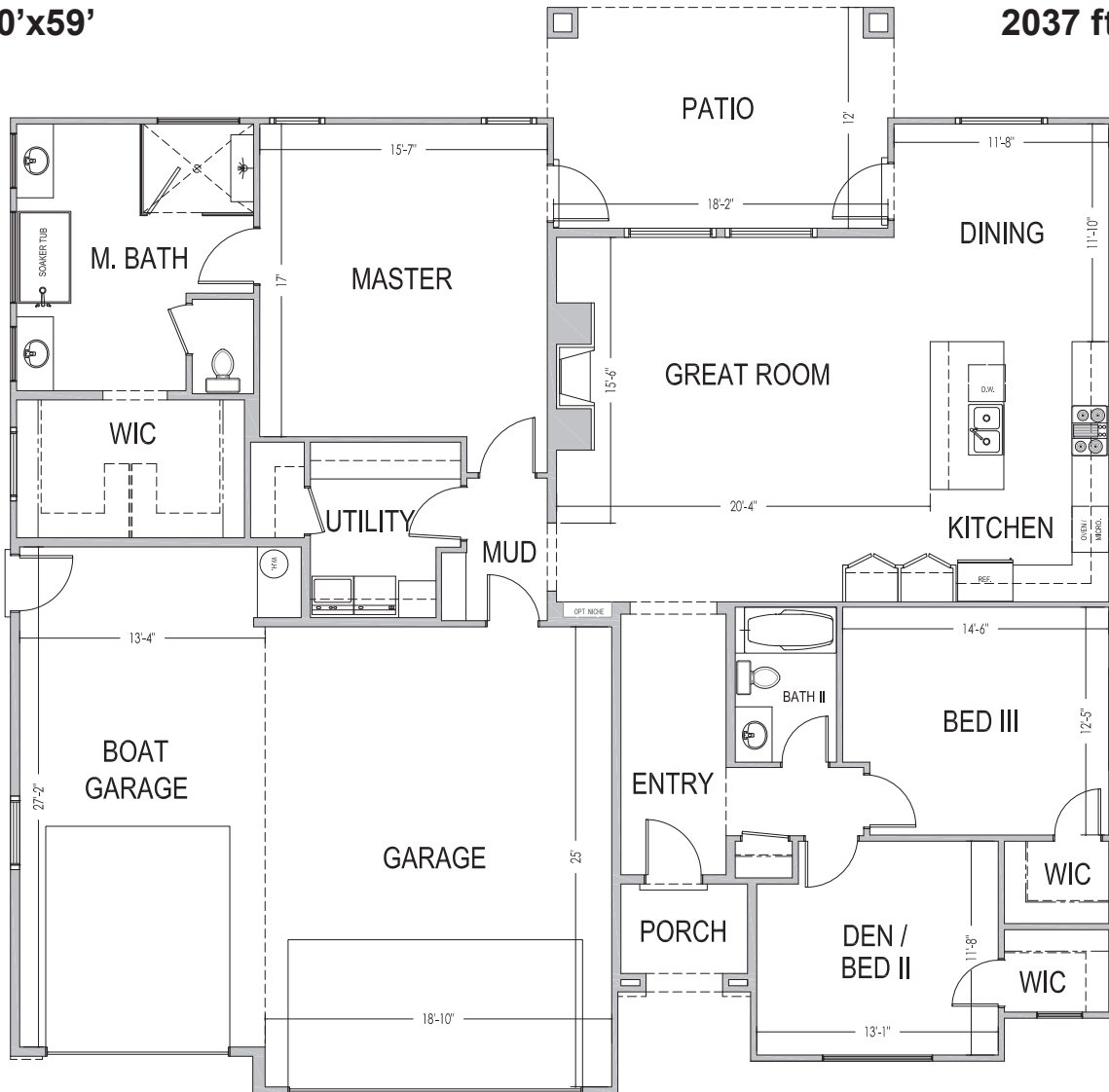
**S&S Homes**  
www.sshomes.info

441 S. Legacy Trail  
Ivins, UT 84738



60'x59'

2037 ft.<sup>2</sup>



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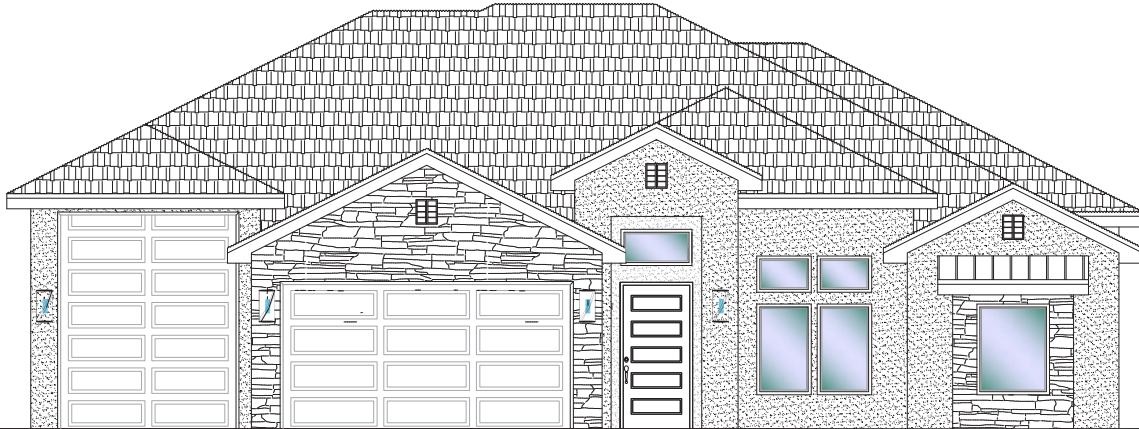


**UNITY**  
VILLAGE

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

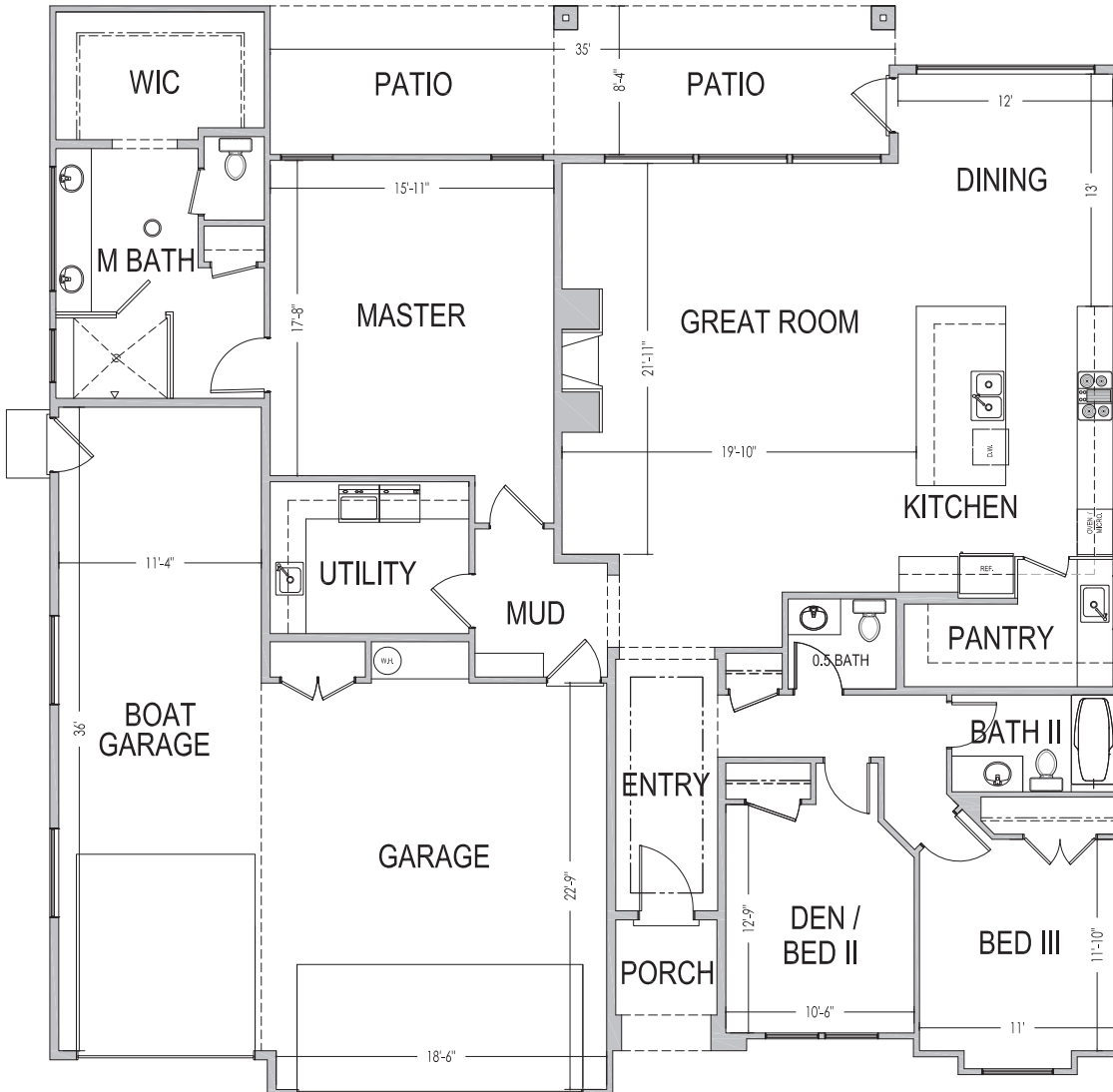
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451 S Legacy Trail  
Ivins, UT 84738



60'x61'

2286 ft.<sup>2</sup>



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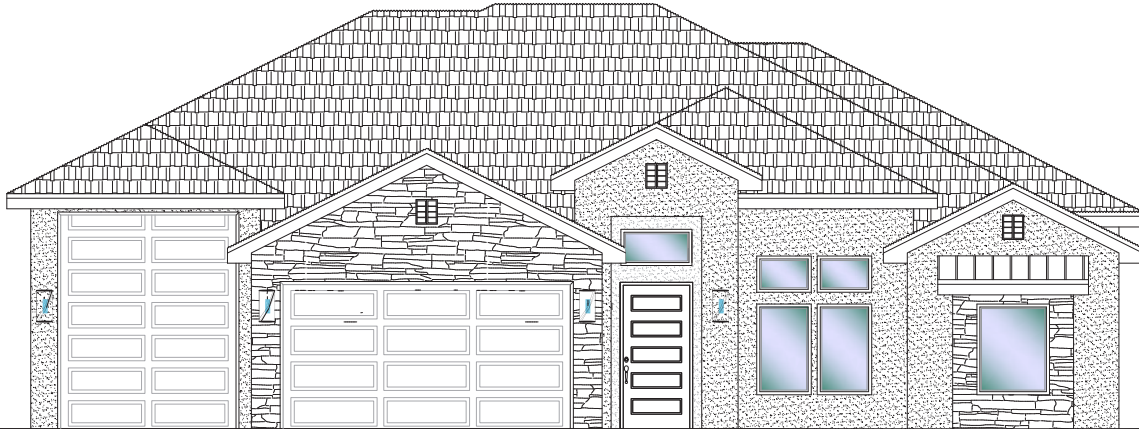


**UNITY**  
VILLAGE

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

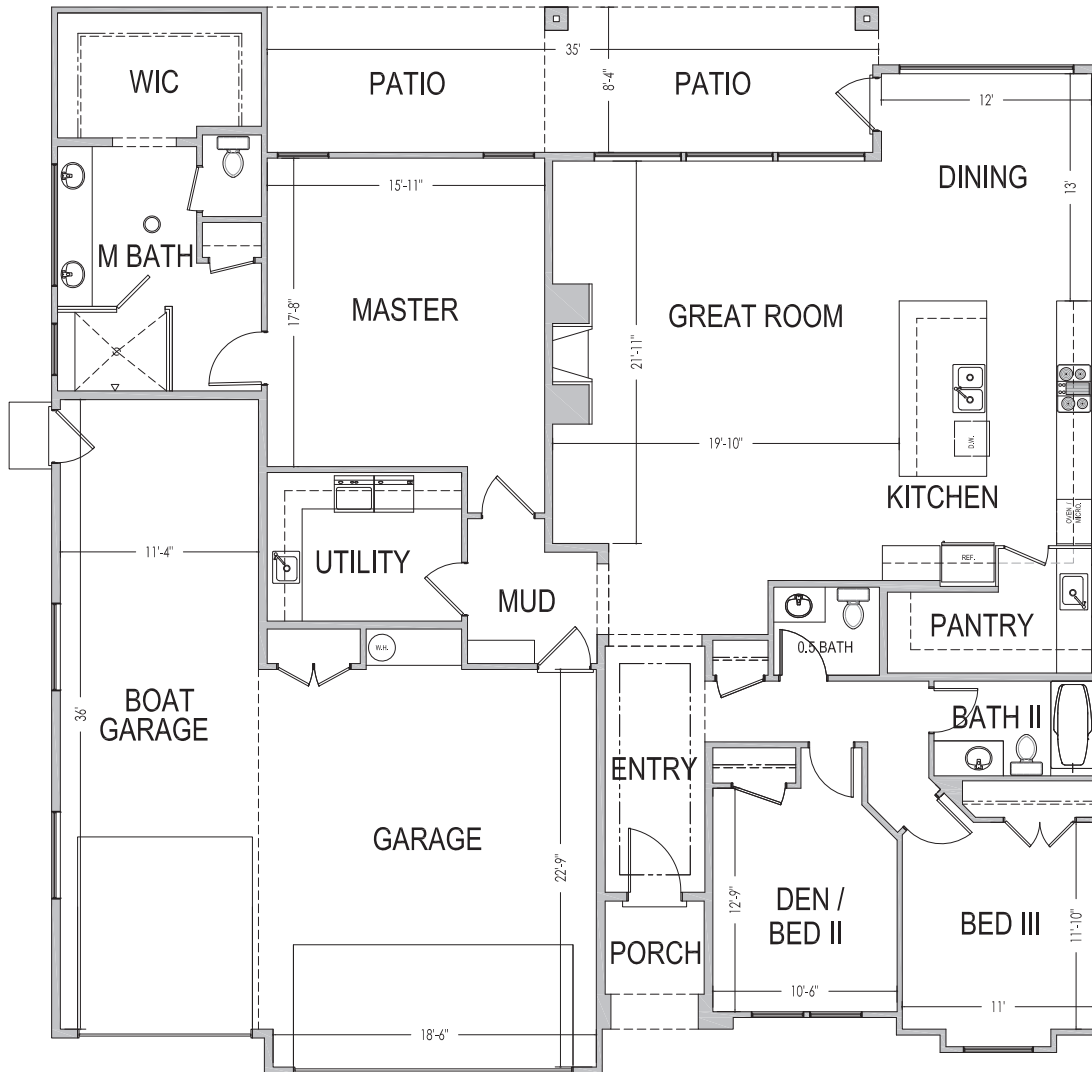
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227 W United Way  
Ivins, UT 84738



60'x61'

2286 ft.<sup>2</sup>



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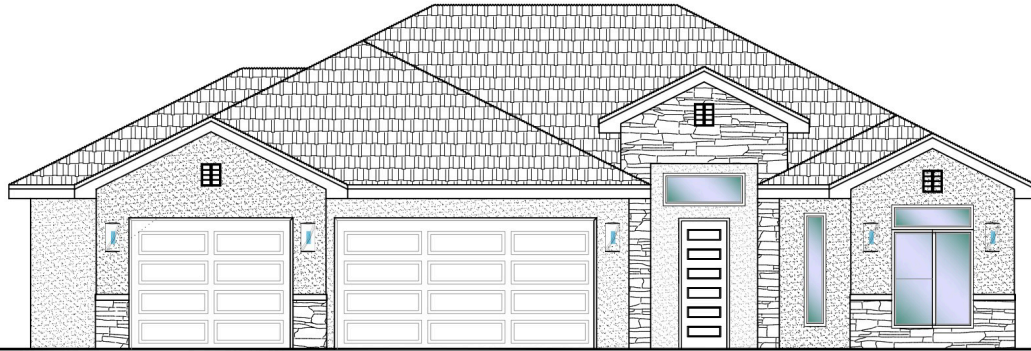


**UNITY**  
VILLAGE

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

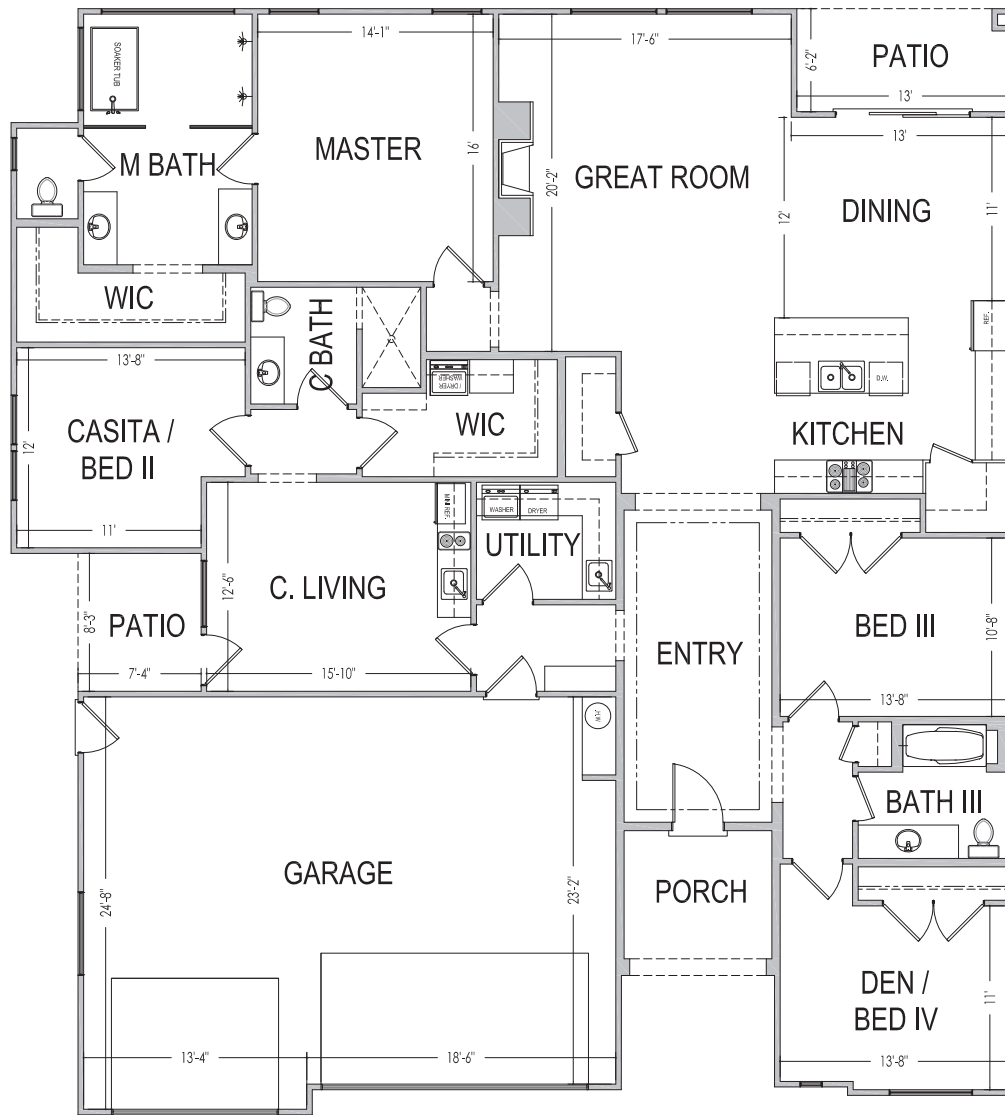
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466 S. Memory Ln.  
Ivins, UT 84738



60'x66'

2680 ft.<sup>2</sup>



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**UNITY**  
VILLAGE

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

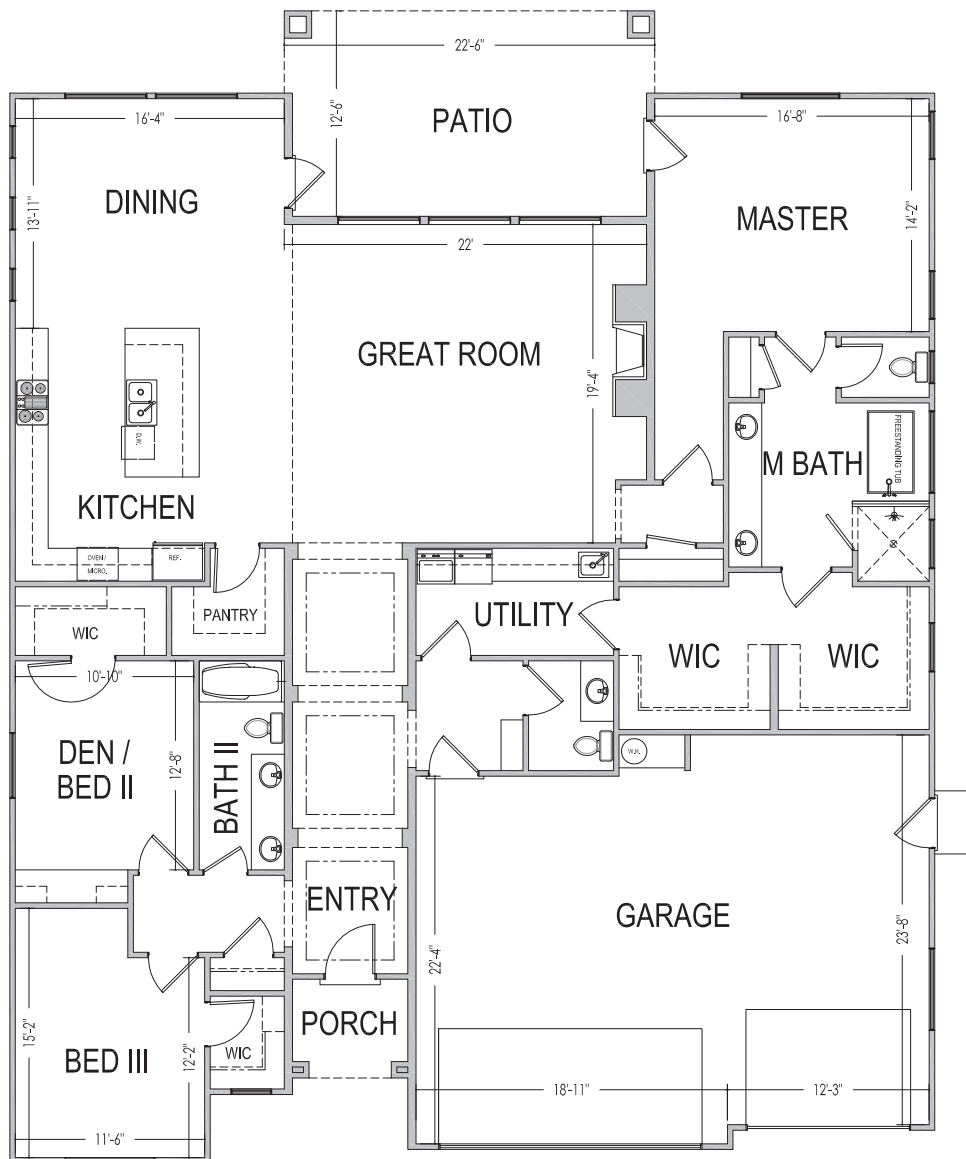
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442 S Memory Lane  
Ivins, UT 84738



**56'x70'**

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



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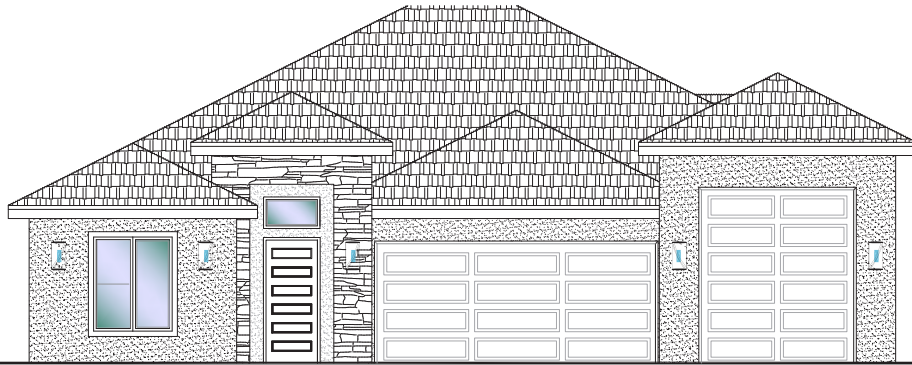


**UNITY**  
VILLAGE

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

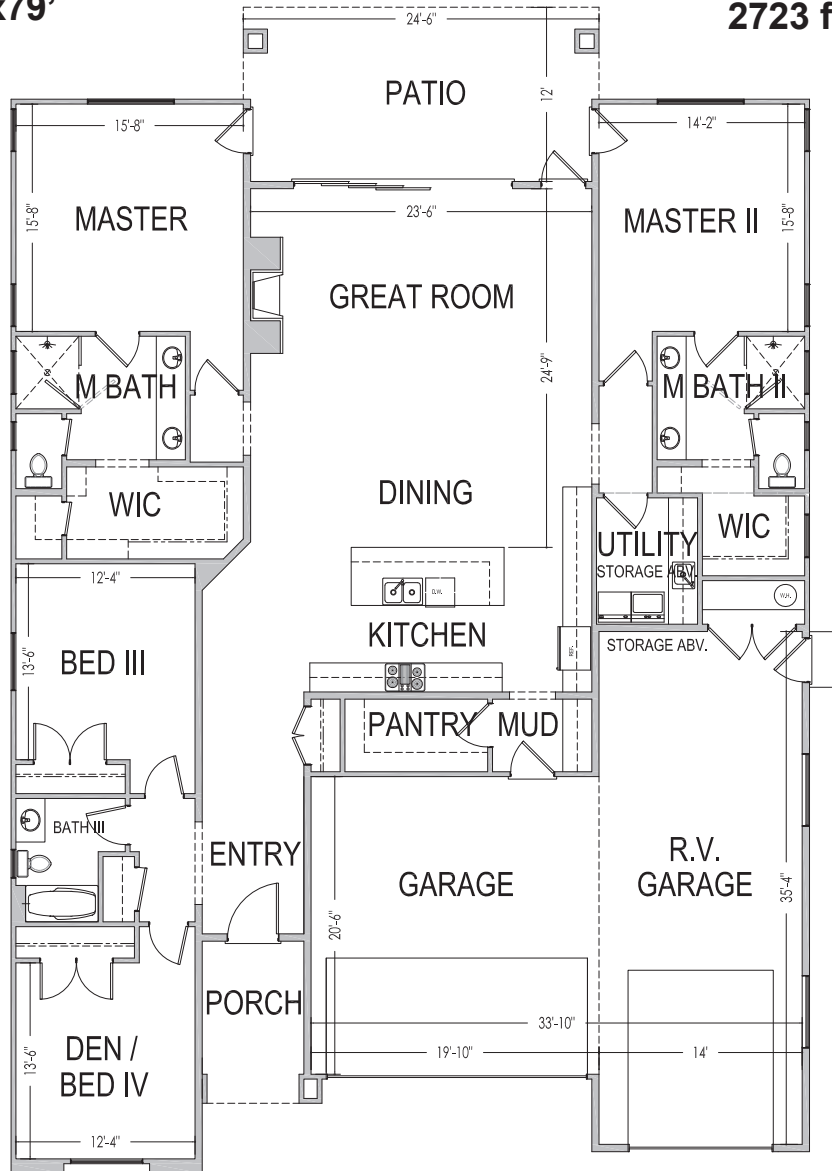
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456 S. Legacy Trail  
Ivins, UT 84738



**55'x79'**

**2723 ft.<sup>2</sup>**



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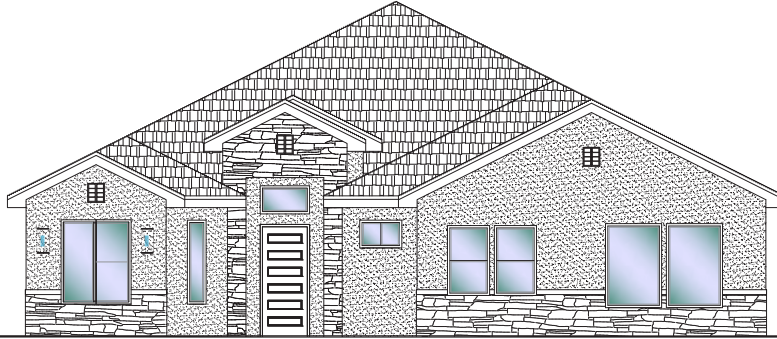


**UNITY**  
VILLAGE

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

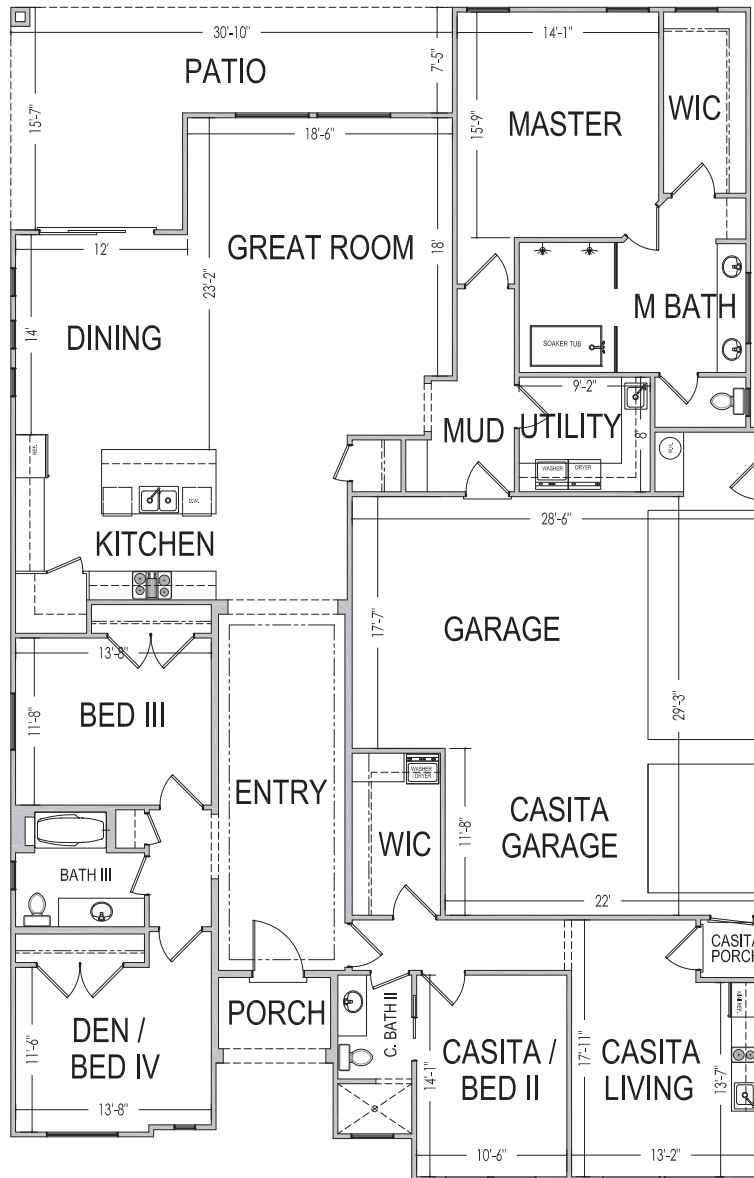
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234 W. United Way  
Ivins, UT 84738



53'x82'

2964 ft.<sup>2</sup>



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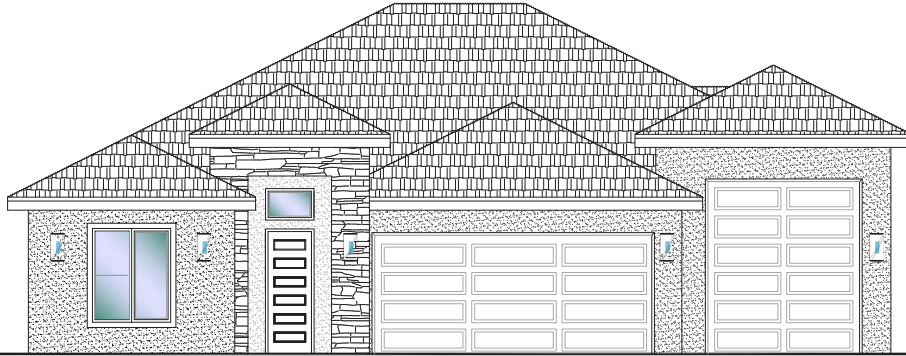


**UNITY**  
VILLAGE

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

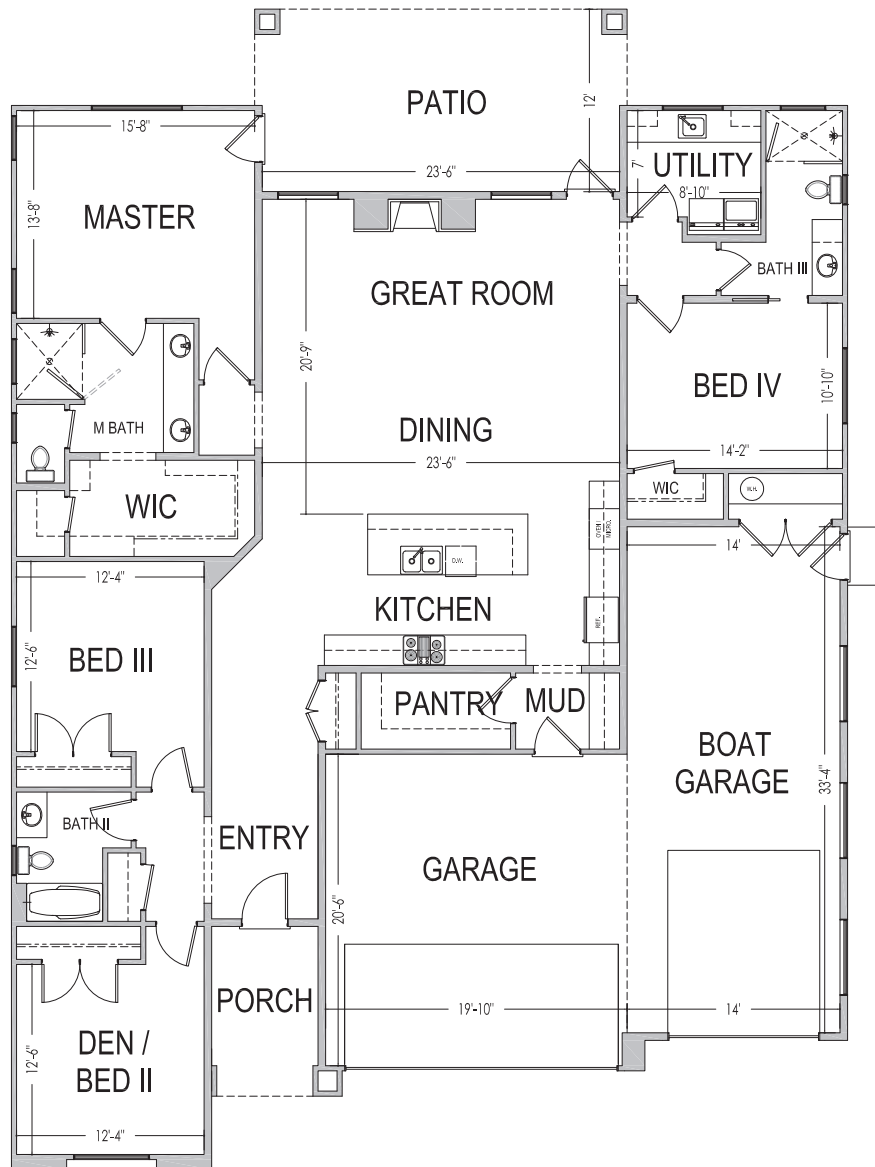
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242 W. United Way  
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55'x74'

2414 ft.<sup>2</sup>



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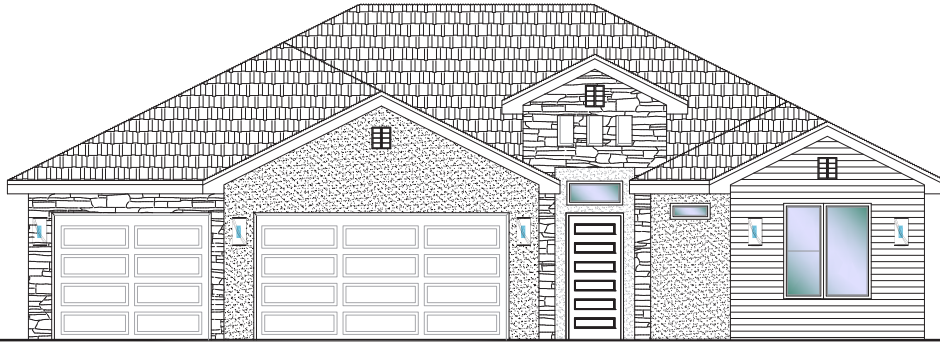


**UNITY**  
VILLAGE

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

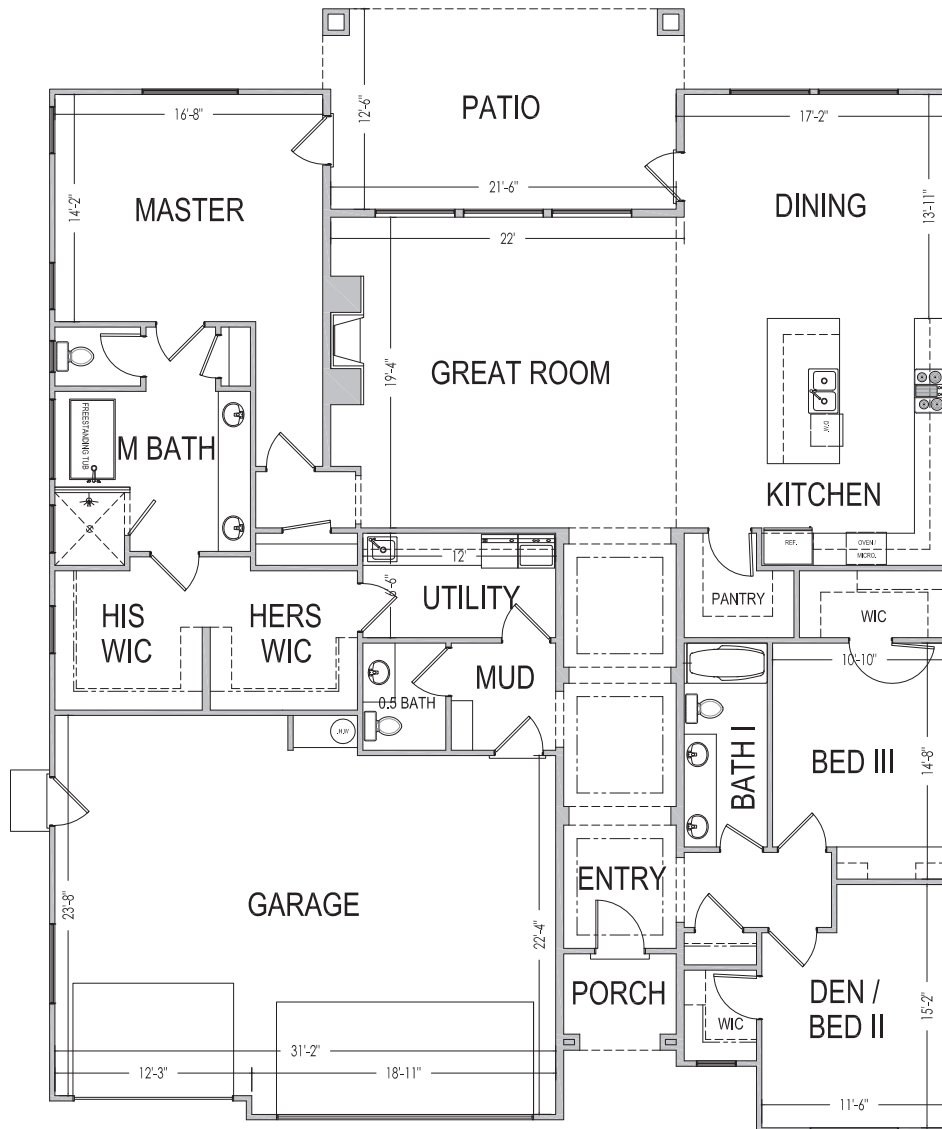
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**56'x70'**

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



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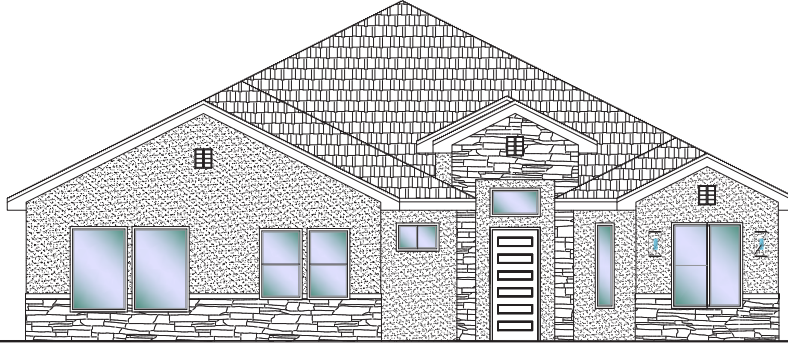


**UNITY**  
VILLAGE

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

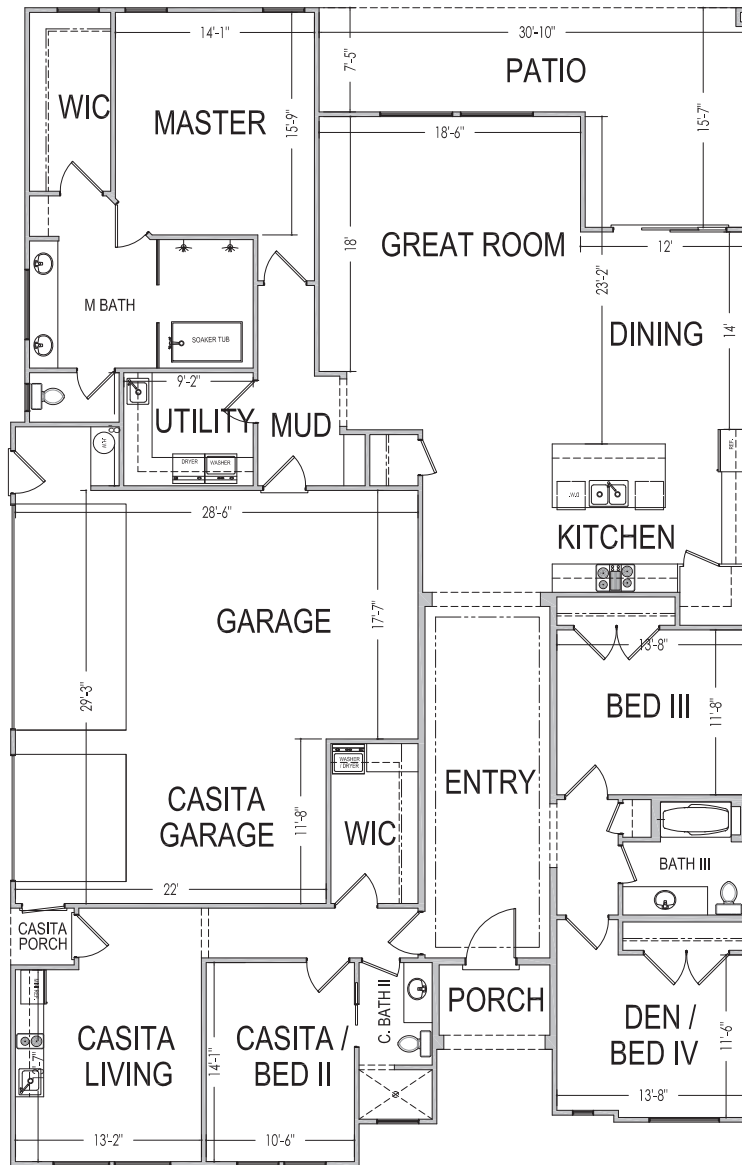
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53'x82'

2964 ft.<sup>2</sup>



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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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