



NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

05/13/2026



LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
201	3386	2	4+Den	4.5	4-Car RV	Move-In-Ready*	\$929,000*
202	2794	1	3+Casita	3	4-Car RV	MIR+(STAGED)*	\$899,000*
203	2622	1	3+Casita	3	3-Car	Jul.'26*	CALL FOR PRICE*
208	5088	2	4+Casita+Den+POOL	4 + (2).5	3-Car RV	MIR+(STAGED)*	\$1,829,000*
213	2808	2	4	2.5	3-Car RV	Jul.'26*	CALL FOR PRICE*
216	2878	2	4+Den+POOL	3.5	3-Car RV	Move-In-Ready*	\$989,000*

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 Kitchen & Bath Counter Tops
- Designer Selected Stained 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 Splash
- Delta® Plumbing Fixtures Throughout
- Tile Shower & Tub Surrounds
- Bathroom Hardware & Accessories
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Hard Flooring in Entry, Kitchen, Baths, Utility Room, Hallways
- Gas Fireplace with Blower (*if Included on plan)
- Decora Light Switches
- Ceiling Fans in all Bedrooms and Living Rooms
- Trim - 5" Base, 3" Case
- Two-Tone Paint Throughout Home (Garage One-Tone Only)
- Elevated Ceilings (as per plan)

- 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 Across Roof
- **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 (per elevation)
- Rain Gutters
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles (pereElevation)
- 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
- 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

EXTERIOR

- **95% Gas Furnace and 14 SEER A/C**
Above Industry Standard of 80% Furnace

*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.](#)



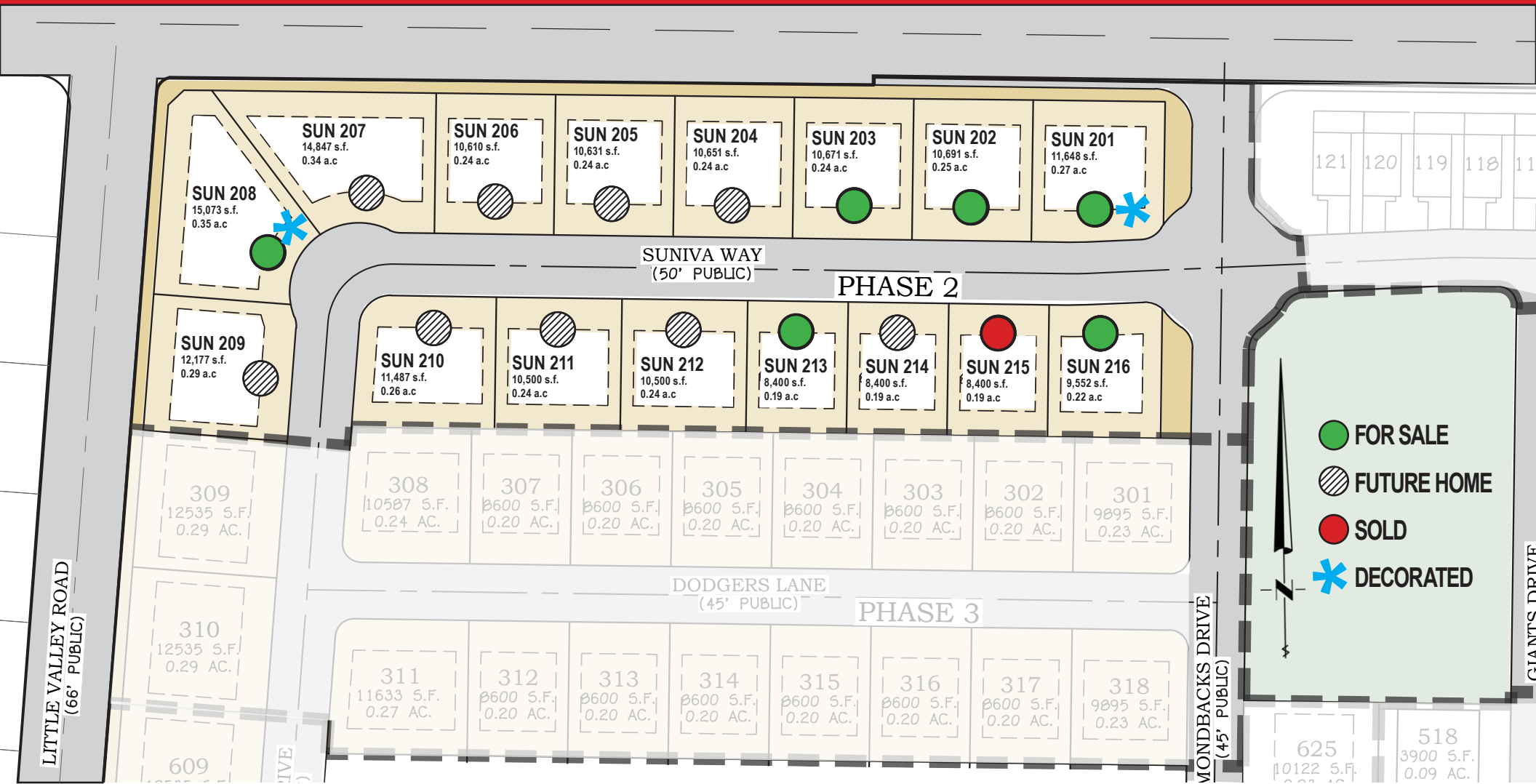
Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com





PLAT MAP

PHASE 2



- FOR SALE
- FUTURE HOME
- SOLD
- DECORATED

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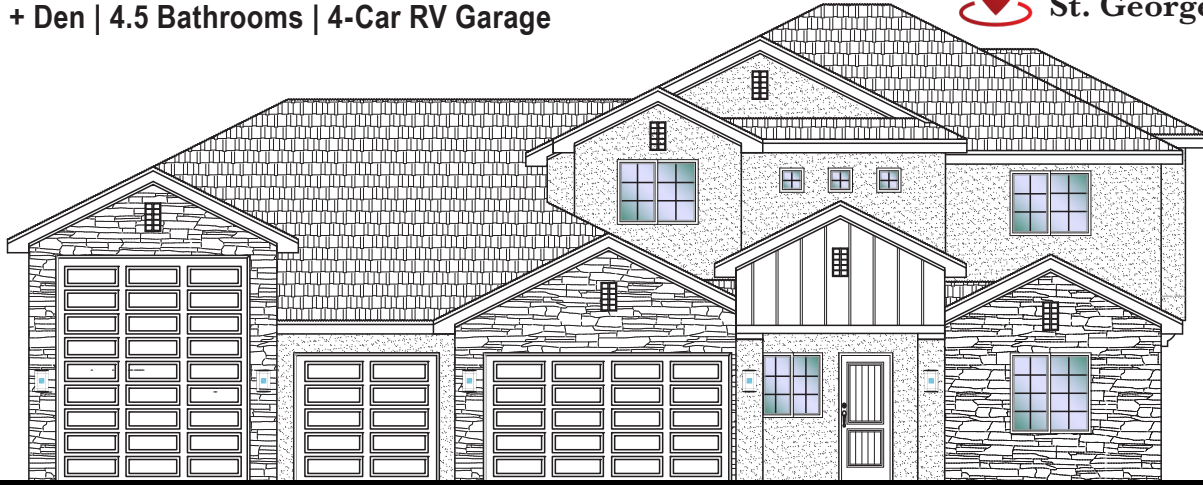
LOT #201 - FOR SALE*

4 Bedrooms + Den | 4.5 Bathrooms | 4-Car RV Garage

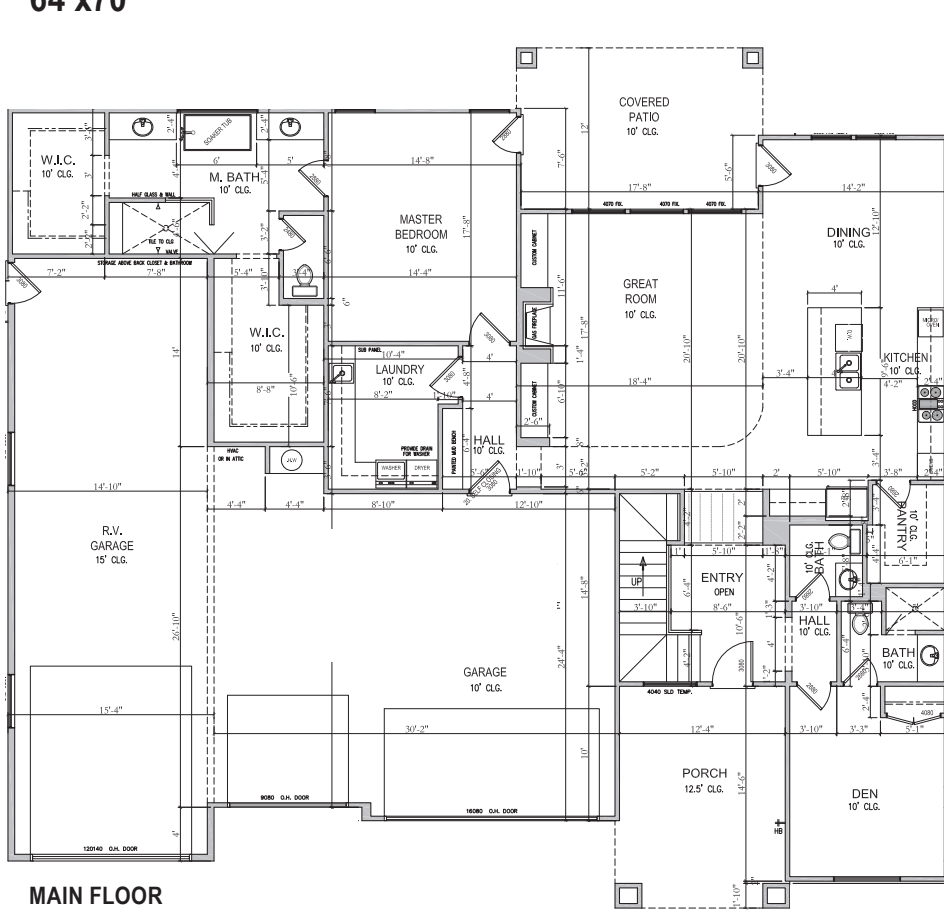
3,386 ft.²



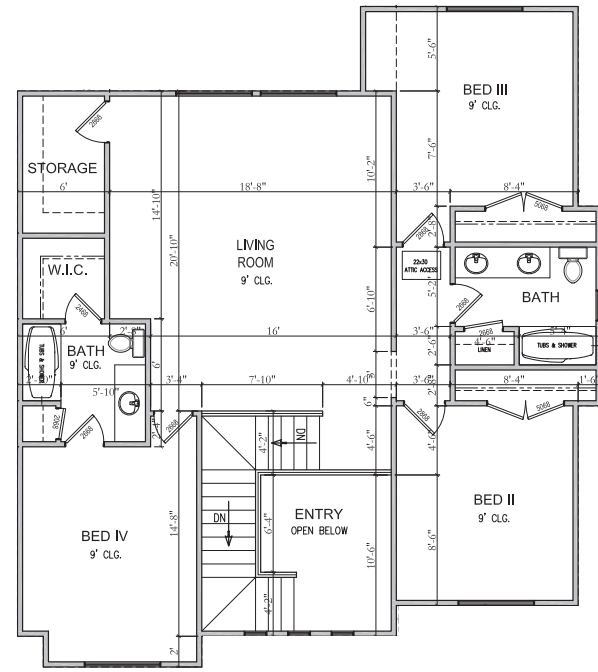
2601 E Suniva Way
St. George, UT 84790



64'x70'



MAIN FLOOR
2,088 ft.²



UPPER FLOOR
1,298 ft.²

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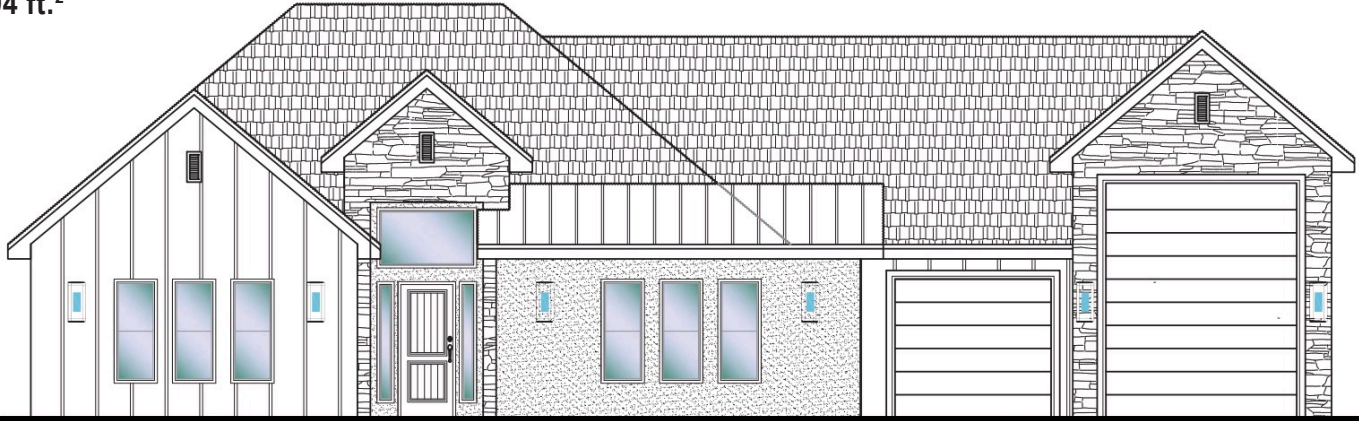
LOT #202 - FOR SALE*

3 Bedrooms + Casita | 3 Bathrooms | 4-Car RV Garage

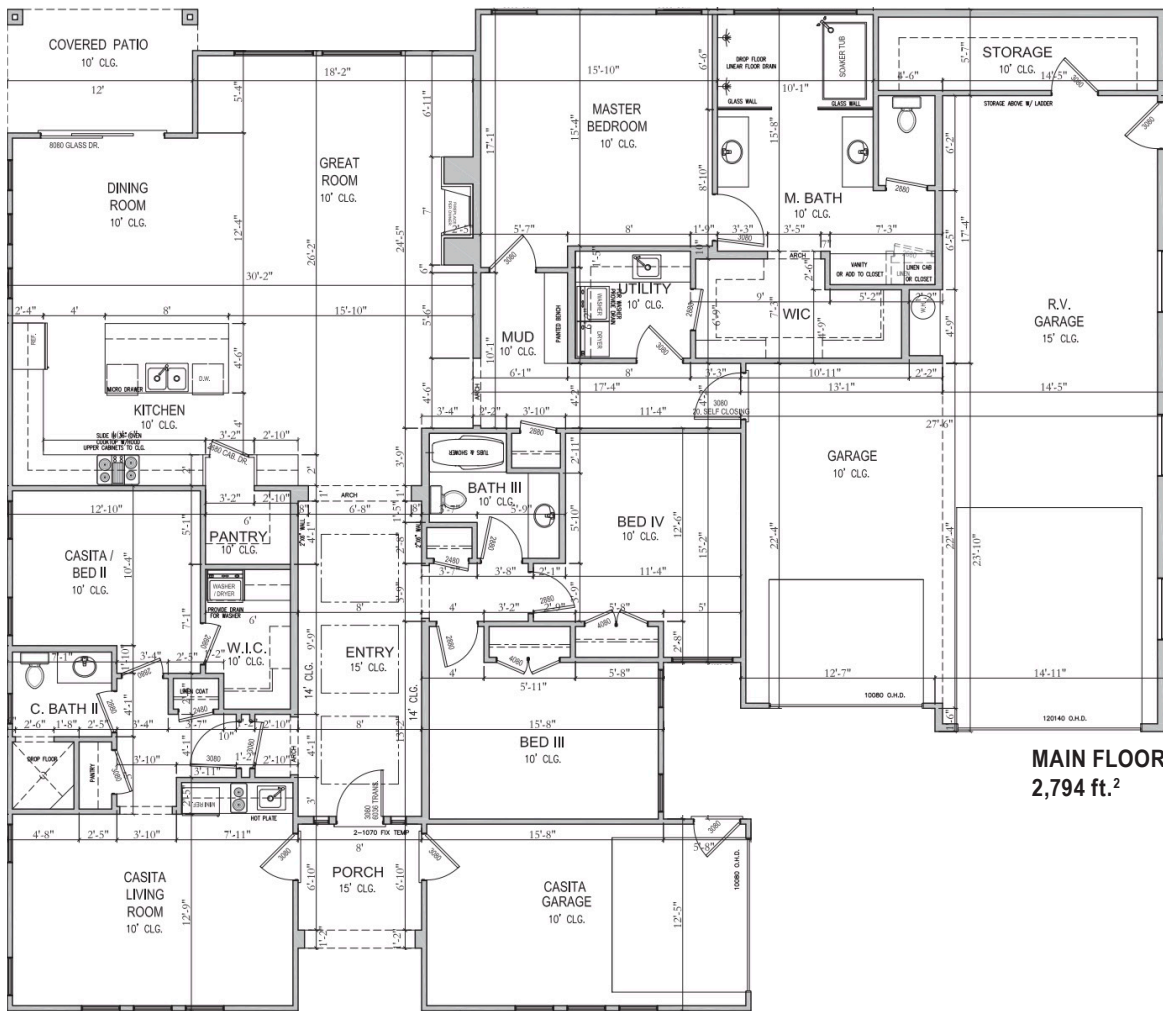
2,794 ft.²



2586 E Suniva Way
St. George, UT 84790



75'x65'



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LOT #203 - FOR SALE*

3 Bed + Casita | 3 Baths | 3-Car Garage

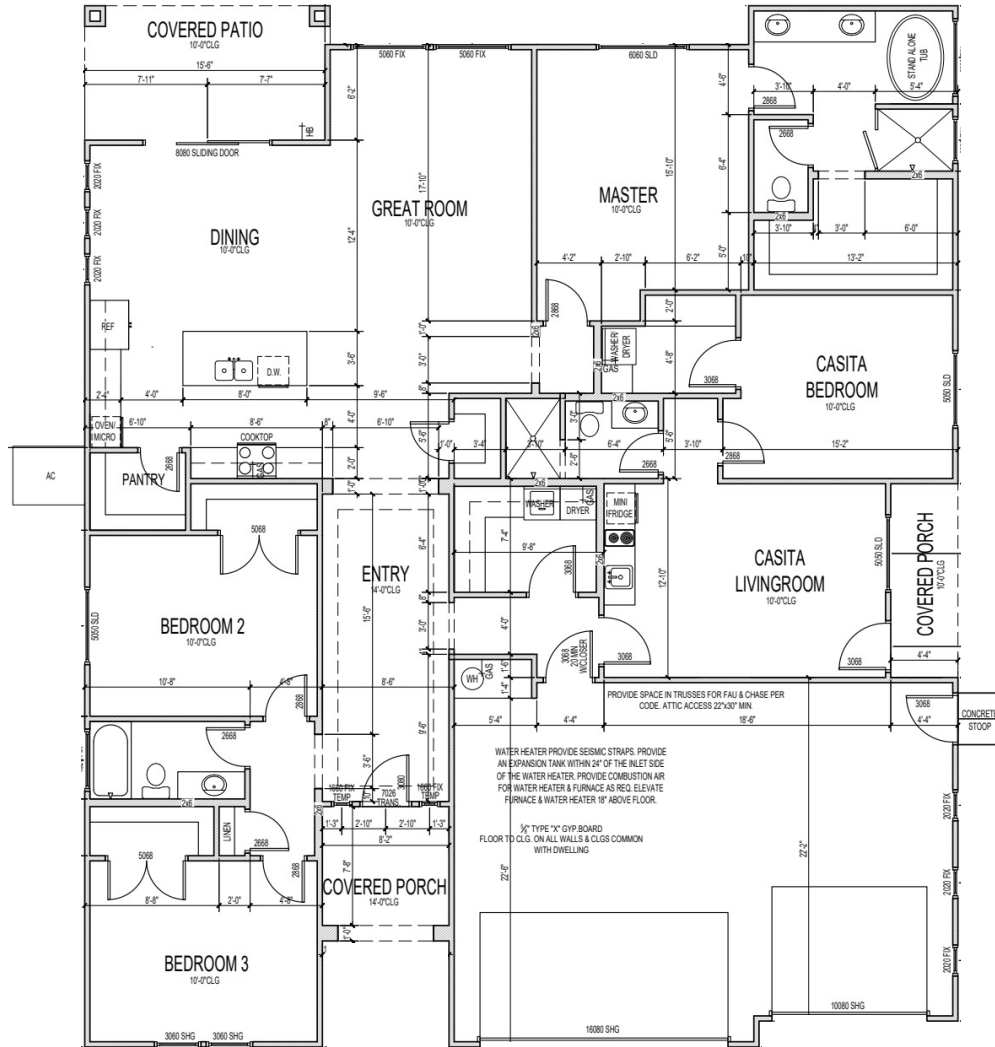
2,622 ft.²



2567 E Suniva Way
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56'x67'



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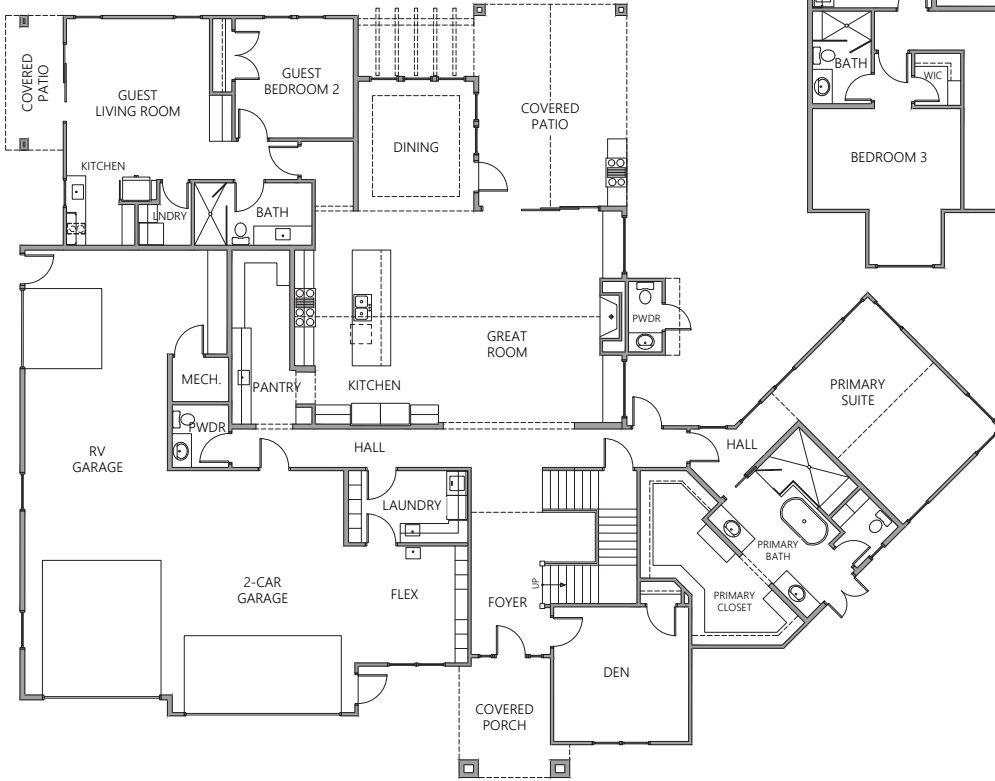
MULTIPLE LISTING SERVICE
MLS



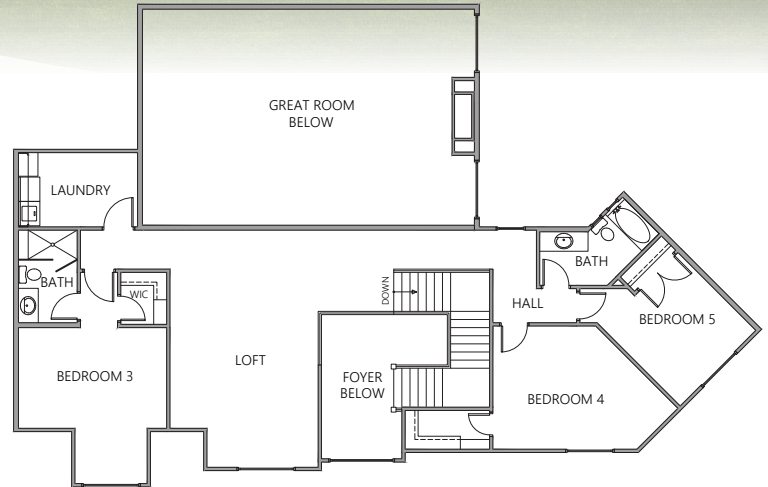
S&S Realty
SOLUTIONS



 2503 E Suniva Way
St. George, UT 84790



MAIN LEVEL



UPPER LEVEL

FOR SALE*

- 5 Bed w/ Full Casita + Den
- 4.5 Bath
- 3-Car RV Garage
- Pool + .5 Bath
- 5,088 ft.²
- 104'x81'

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LOT #213 - FOR SALE*

4 Bed | 2.5 Bath | 3-Car RV Garage

2,808 ft.²

MAIN FLOOR
1,211 ft.²

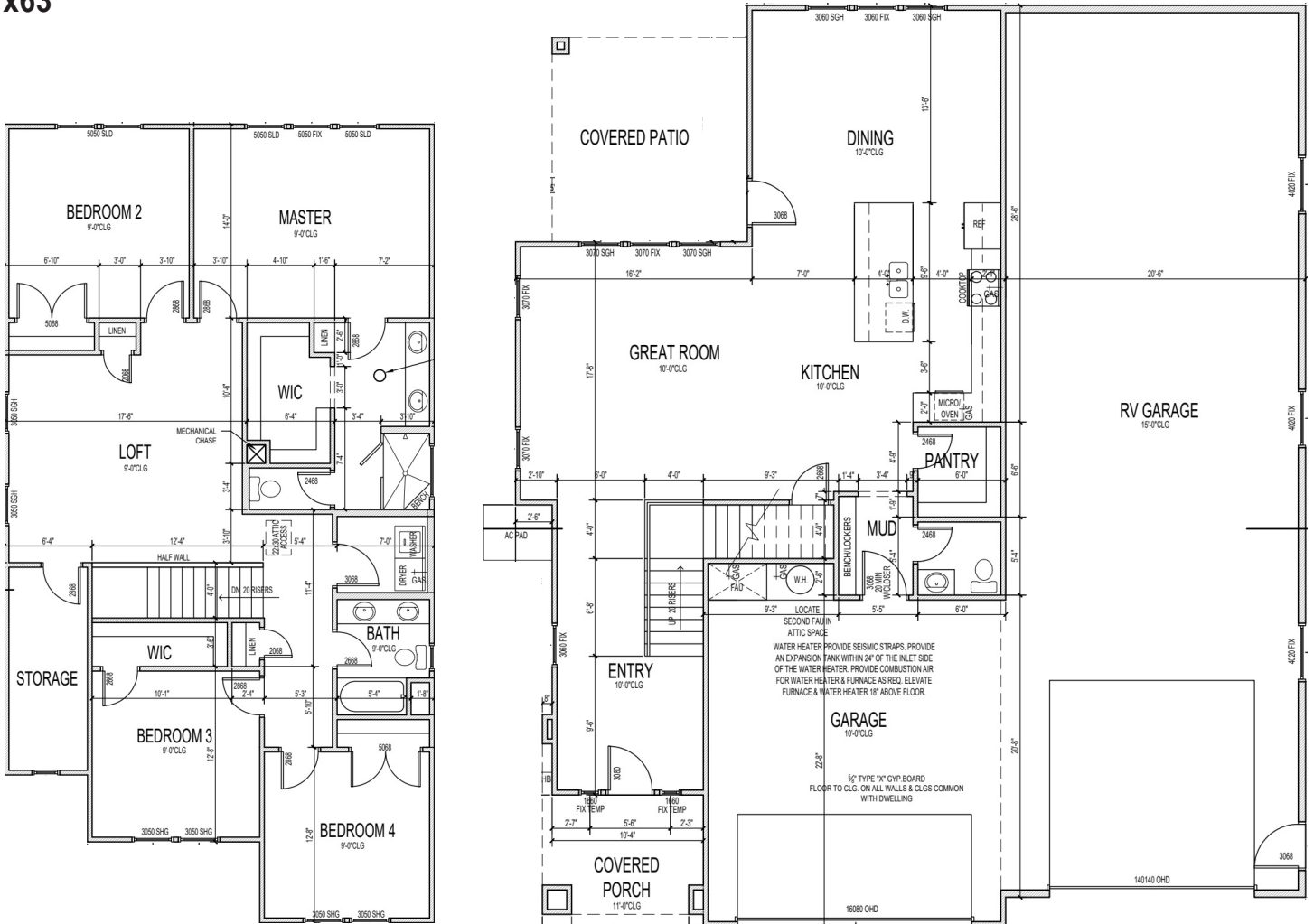
UPPER FLOOR
1,597 ft.²



2562 E Suniva Way
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54'x63'



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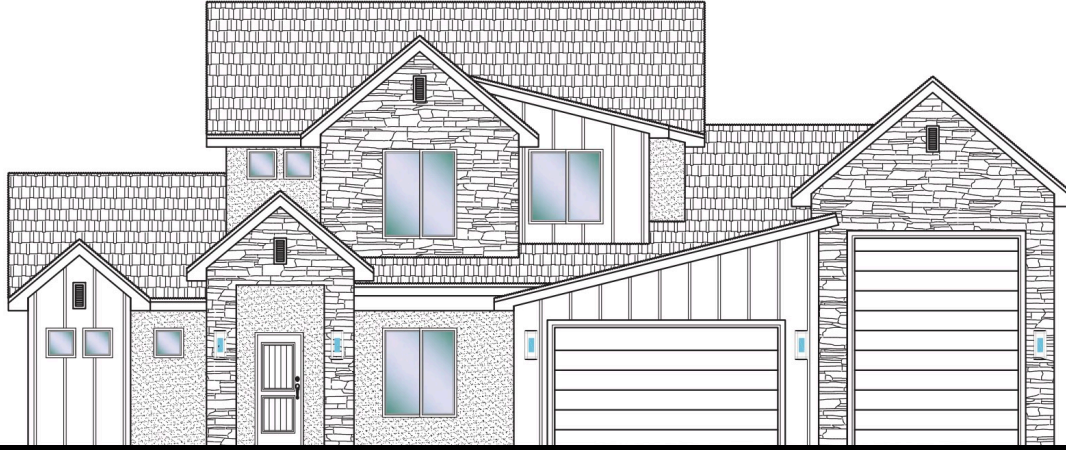
LOT #216 - FOR SALE*

4 Bedrooms + Den | 3.5 Baths | 3-Car RV Garage

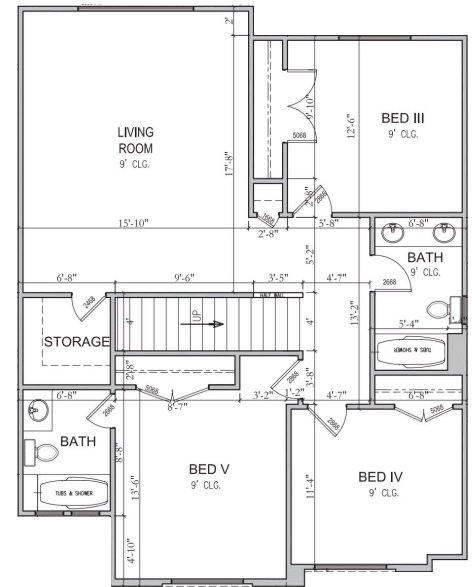
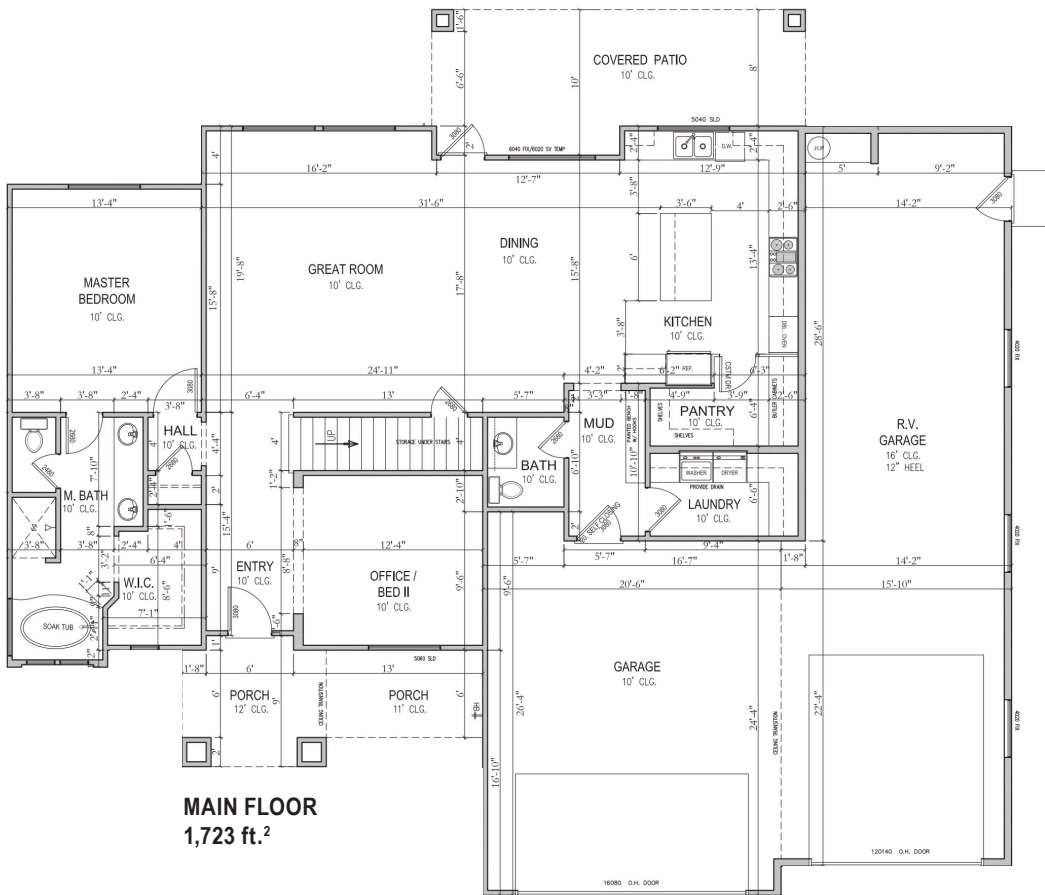
2,878 ft.²



2604 E Suniva Way
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69'x61'



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HOME OWNER'S ASSOCIATION



HOA Includes:

- Landscape Maintenance of Neighborhood Common Area
- Maintenance of Park (future)
- Administration / Management

Monthly Total..... \$35.00

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

Payable to:

Suniva HOA
 201 E St George Boulevard
 St. George, UT 84770
 (435) 628-3950



At the time of purchase (one-time fees):

- New Buyer Reinvestment Fee \$250
- 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

St. George City (435) 627-4700
175 E 200 N
St. George, UT 84770
www.sgcity.org
Office: M-F 8am-5:30pm

GAS

Enbridge Gas (800) 323-5517
1155 E 350 N
St. George, UT 84790
www.enerbridgegas.com

POST OFFICE

St. George Post Office (435) 688-2850
1150 E Riverside Drive (800) 275-8777
St. George, UT 84790
Office: M-F 8:30am-5pm / Sat 9am-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 Pre-Installed Fiber (435) 674-0165
Direct: Heather or Kenzi (435) 656-4800

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

Crimson View Elementary

2835 E 2000 S
St. George, UT 84790
www.cves.washk12.org

(435) 634-7000

INTERMEDIATE SCHOOL

Sunrise Ridge Intermediate

3167 S 2350 E
St. George, UT 84790
www.sri.washk12.org

(435) 652-4772

MIDDLE SCHOOL

Desert Hills Middle

936 E Desert Hills Drive
St. George, UT 84790
www.dhms.washk12.org

(435) 628-0001

HIGH SCHOOL

Desert Hills High

828 E Desert Hills Drive
St. George, UT 84790
www.dhthunder.org

(435) 674-0885