



NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

09/23/2026

S&S Homes
www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
202	2794	1	3+Casita	3	4-Car RV	Move-In-Ready*	CONTRACT
203	2622	1	3+Casita	3	3-Car	Move-In-Ready*	\$851,000*
208	5088	2	4+Casita+Den+POOL	4 + (2).5	3-Car RV	MIR+(STAGED)*	\$1,789,000*
209	4038	2	6	5	3-Car RV	Mar.'27*	CALL FOR PRICE*
211	3748	2	6+Den	3.5	3-Car RV	Feb.'27*	CALL FOR PRICE*
213	2808	2	4	2.5	3-Car RV	Move-In-Ready*	\$775,000*
216	2878	2	4+Den+POOL	3.5	3-Car RV	MIR+(STAGED)*	\$975,000*

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
- Luxury Vinyl Plank in Entry, Kitchen, and 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)

EXTERIOR

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

- 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 (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
- 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

*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.](#)



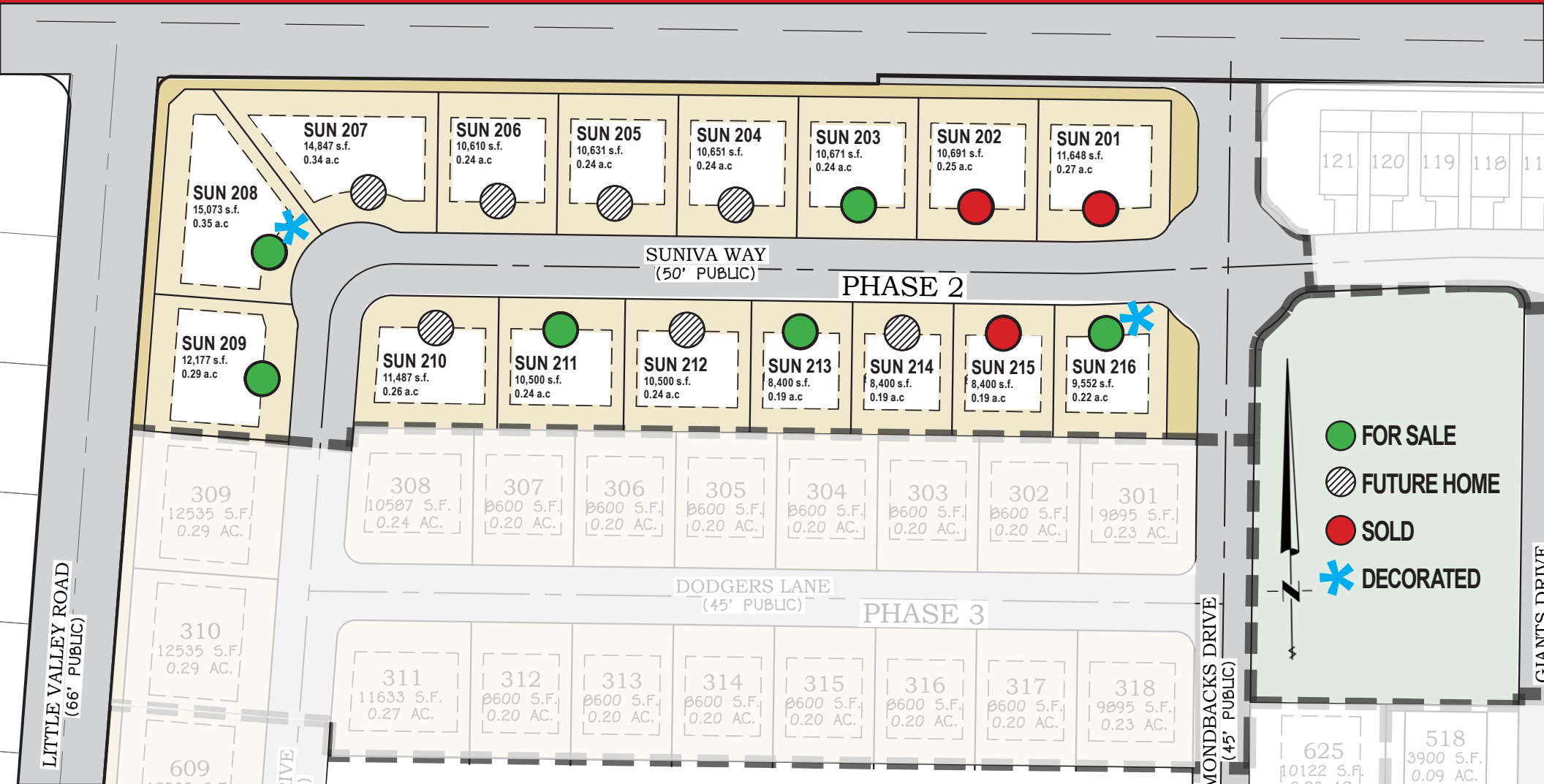
Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com





PLAT MAP PHASE 2

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

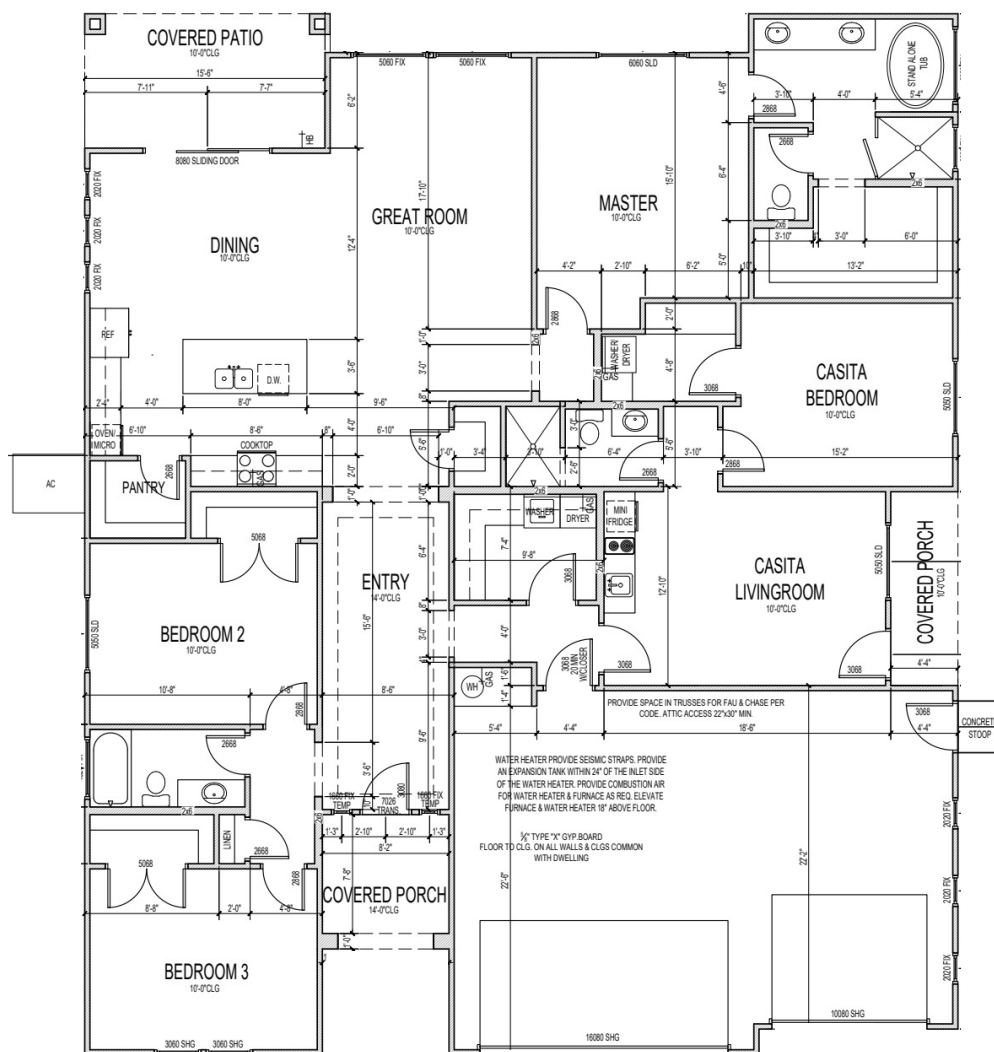
2,622 ft.²



2567 E Suniva Way
St. George, UT 84790



56'x67'



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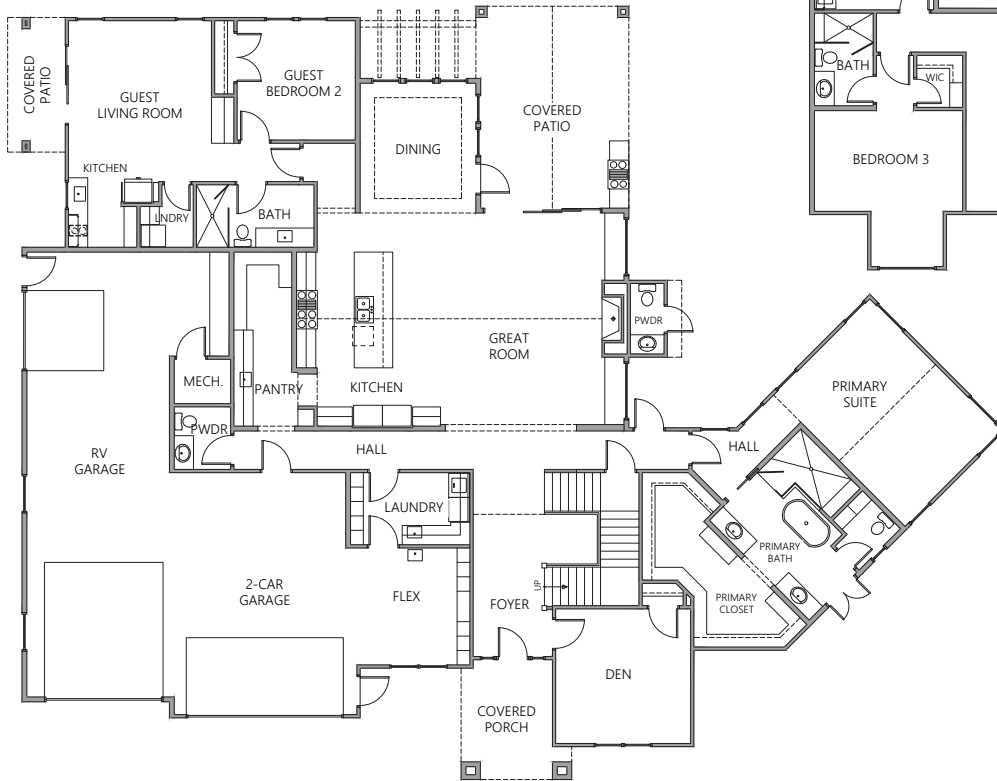


Suniva
LOT #208

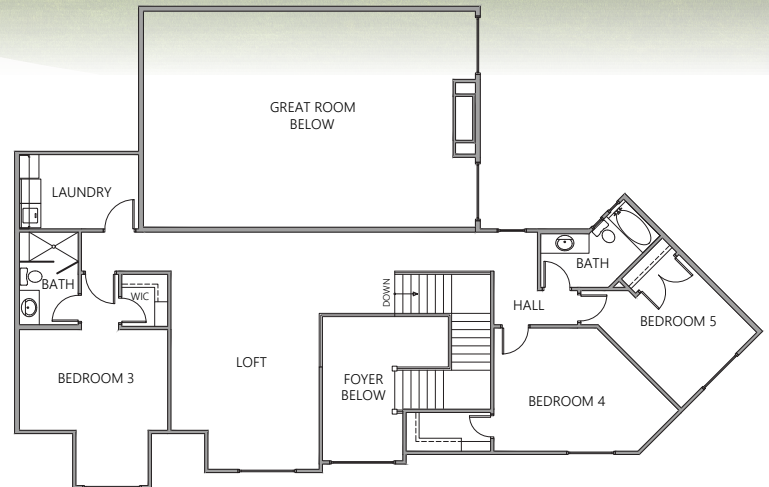
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www.sshomes.info



 **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 #209 - FOR SALE*

6 Bed | 5 Bath | 3-Car RV Garage

4,038 ft.²

MAIN FLOOR

2,974 ft.²

UPPER FLOOR

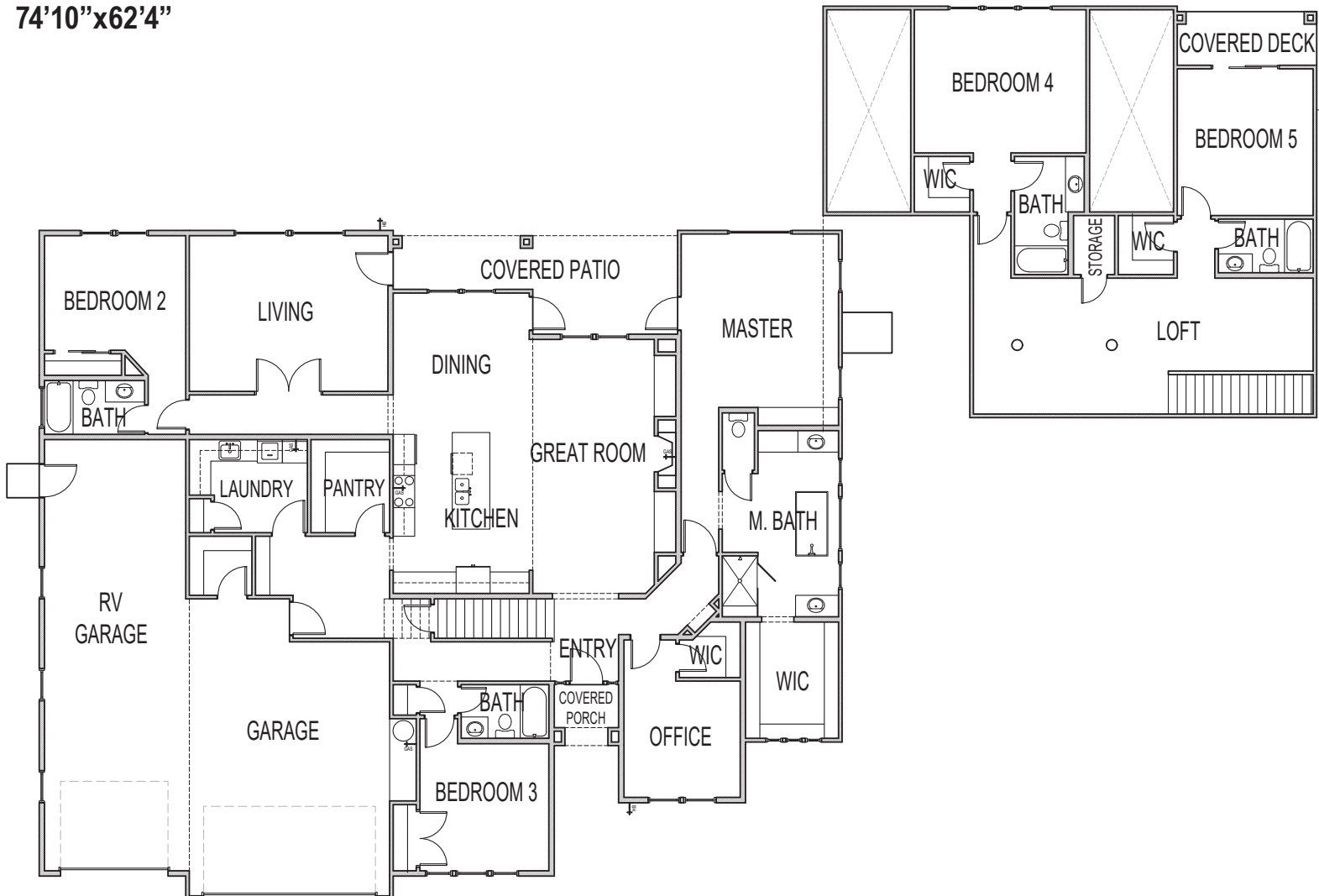
1,064 ft.²



2482 S Marlins Drive
St. George, UT 84790



74'10" x 62'4"



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LOT #211 - FOR SALE*

6 Bed + Den | 3.5 Bath | 3-Car RV Garage (45')

3,748 ft.²

MAIN FLOOR

2,612 ft.²

UPPER FLOOR

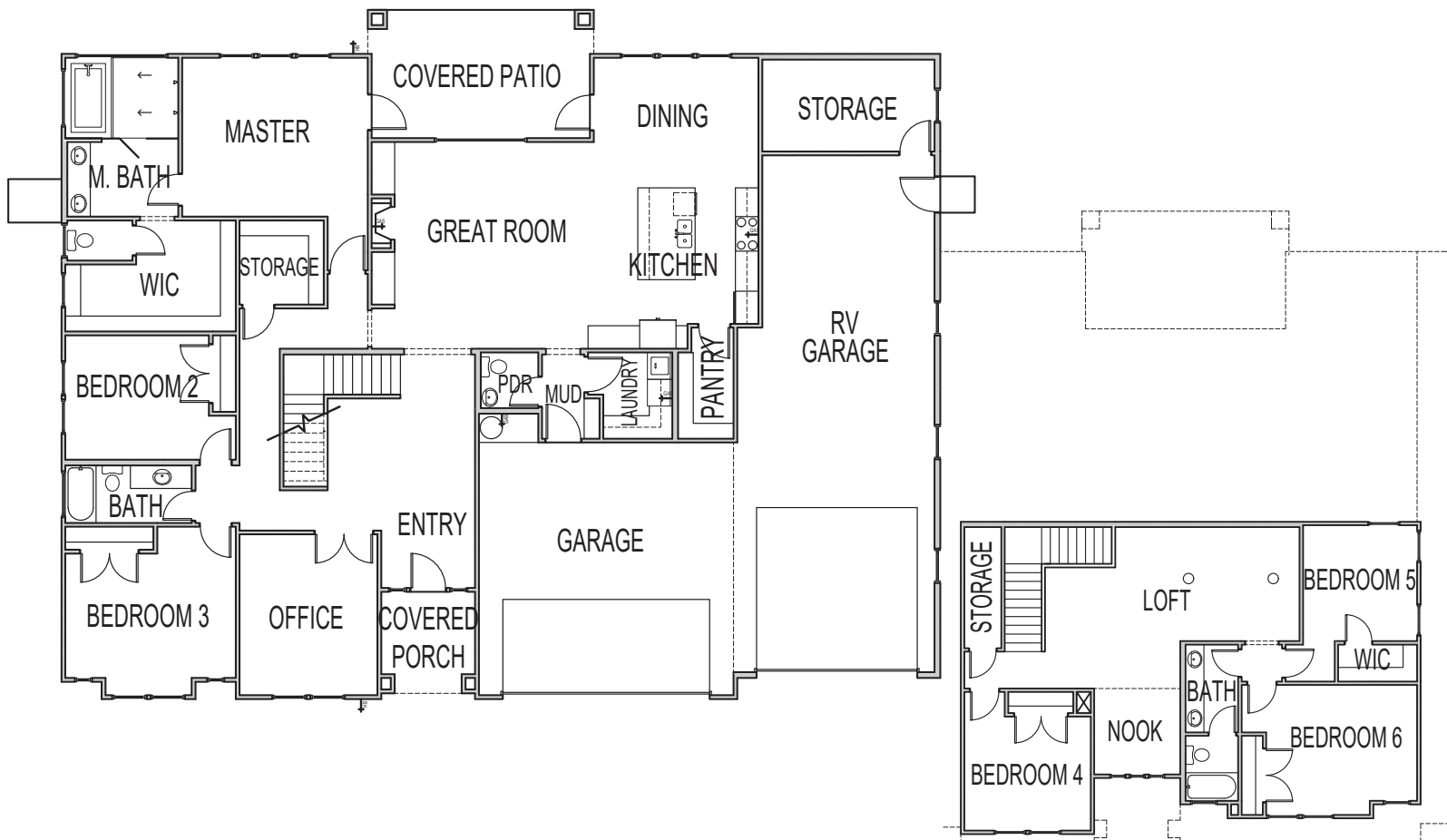
1,136 ft.²



2530 E Suniva Way
St. George, UT 84790



76'6"x60'



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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

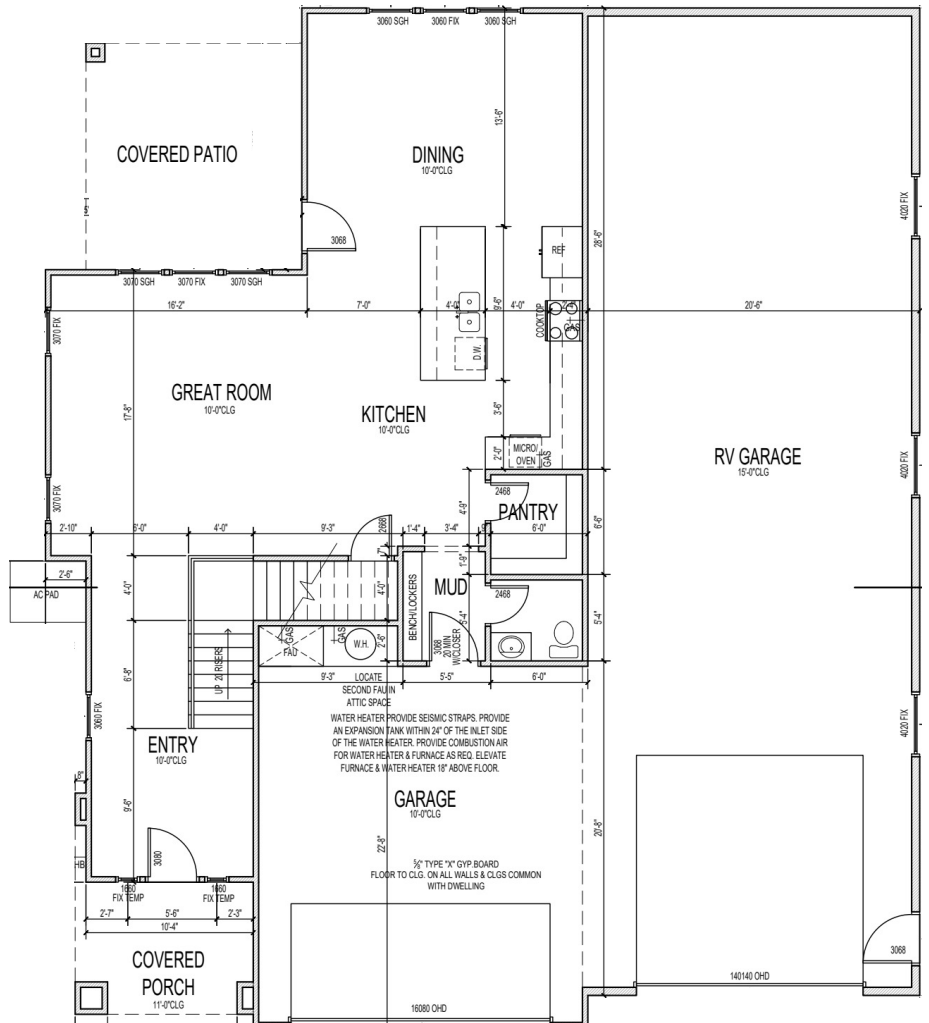
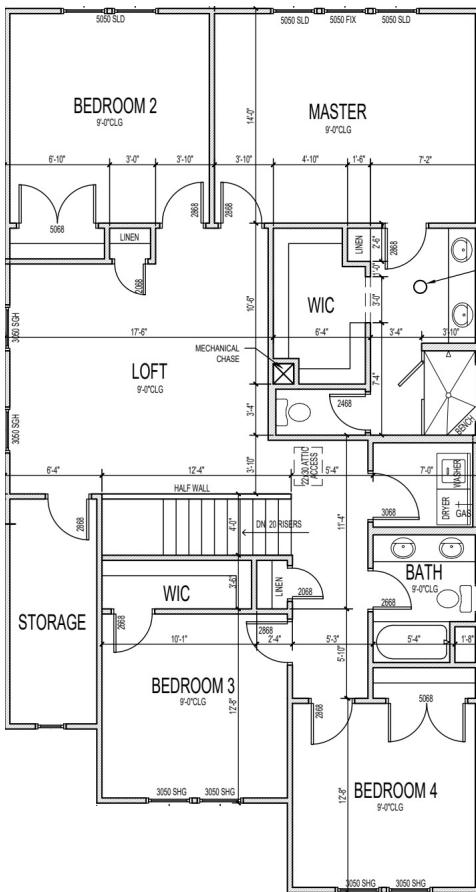
1,597 ft.²



2562 E Suniva Way
St. George, UT 84790



54'x63'



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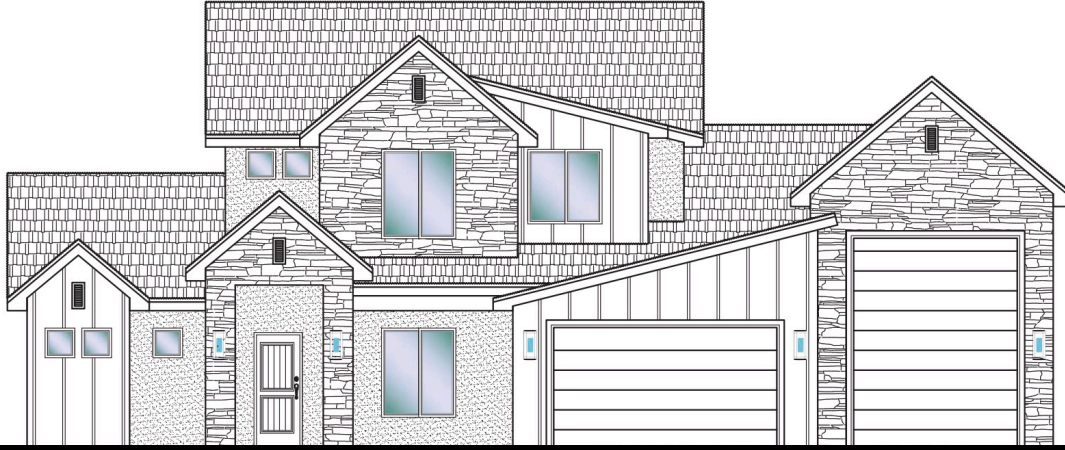
LOT #216 - FOR SALE*

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

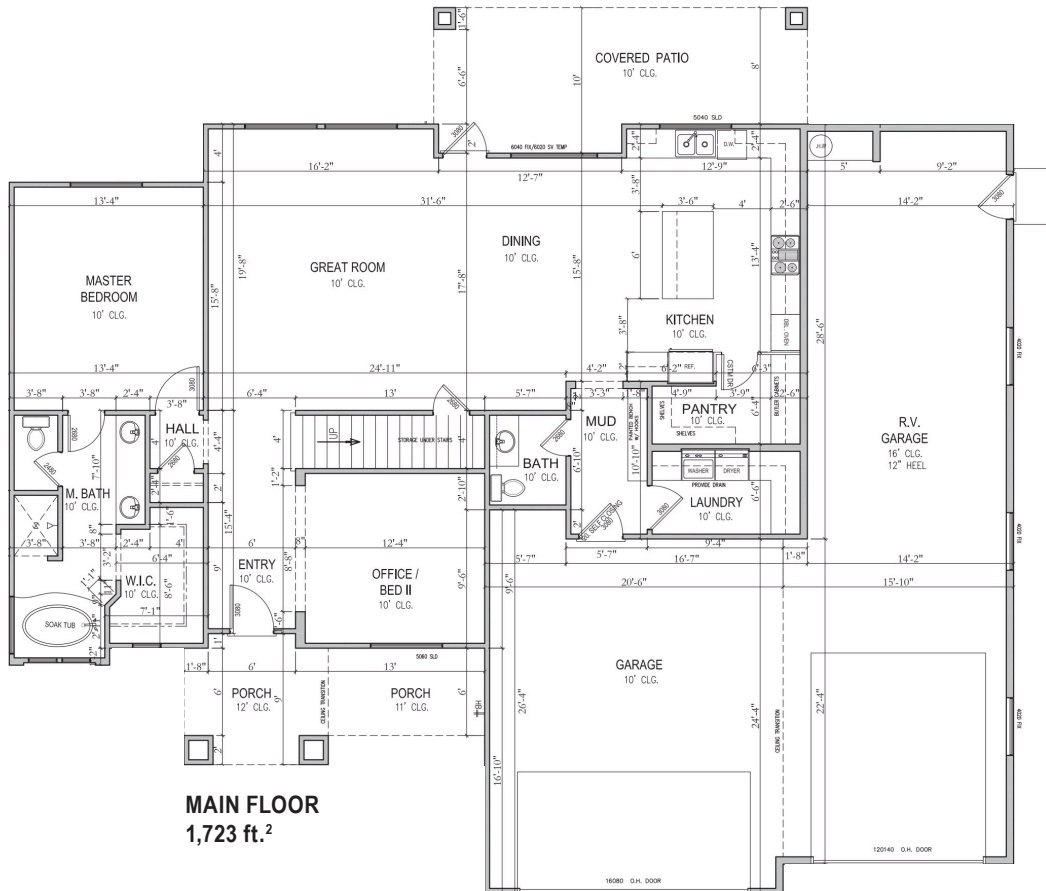
2,878 ft.²



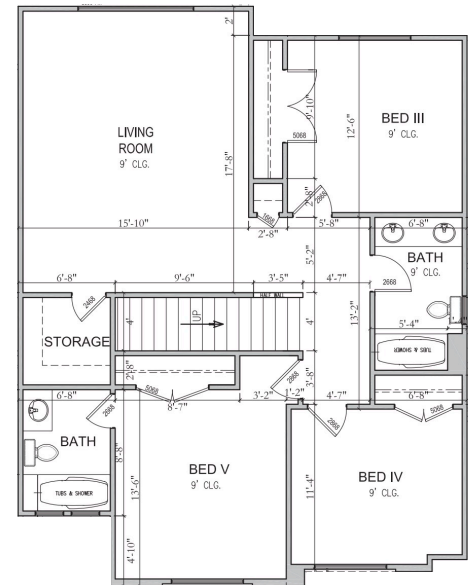
2604 E Suniva Way
St. George, UT 84790



69'x61'



MAIN FLOOR
1,723 ft.²



UPPER FLOOR
1,155 ft.²

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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
St. George, UT 84790
Office: M-F 8:30am-5pm / Sat 9am-1pm
(800) 275-8777

**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