Suniva 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
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 (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

***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.

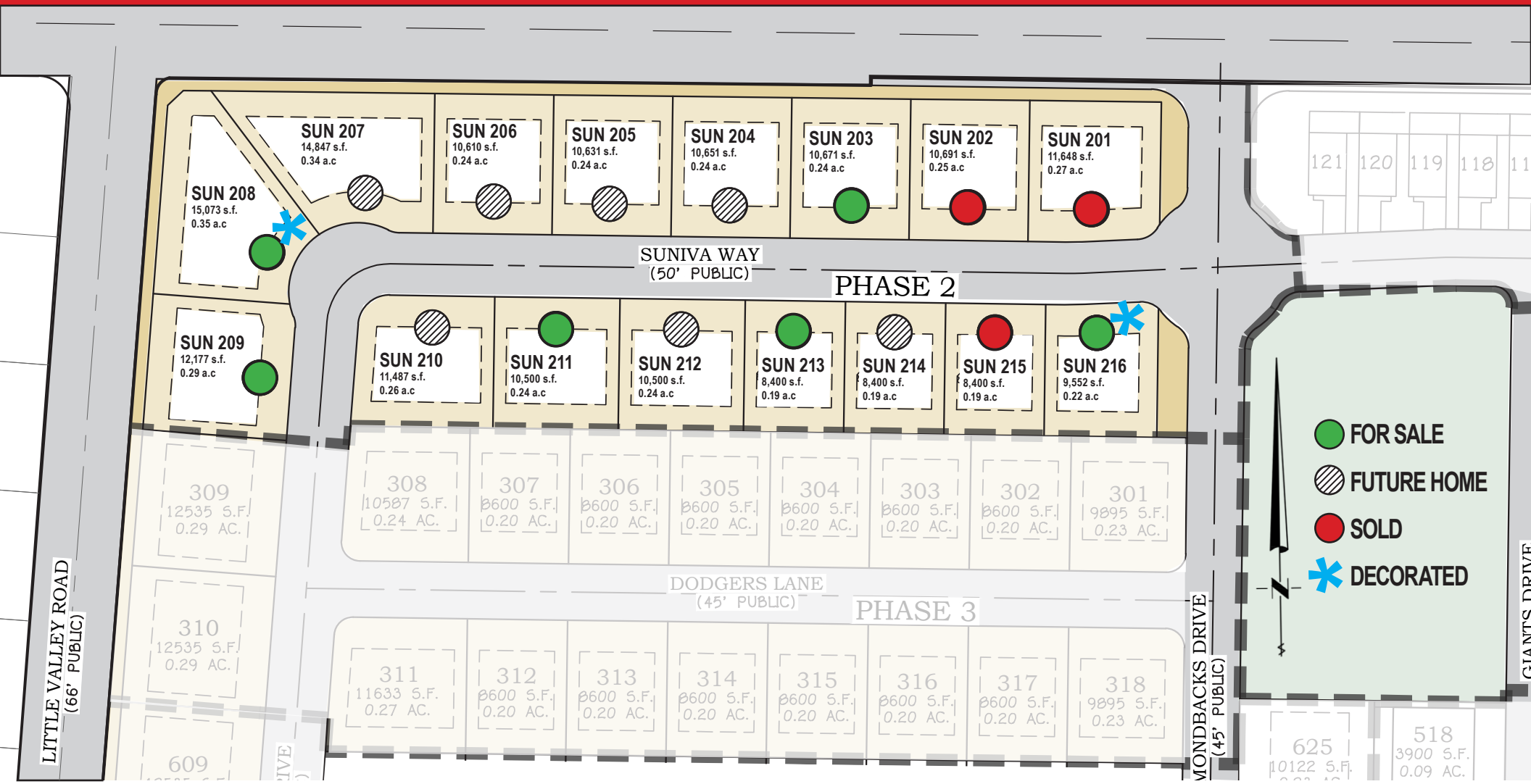


Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

REALTOR MULTIPLE LISTING SERVICE MLS EQUAL HOUSING OPPORTUNITY S&S Realty SOLUTIONS

PLAT MAP
PHASE 2

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MULTIPLE LISTING SERVICE MLS

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LOT #203 - FOR SALE*

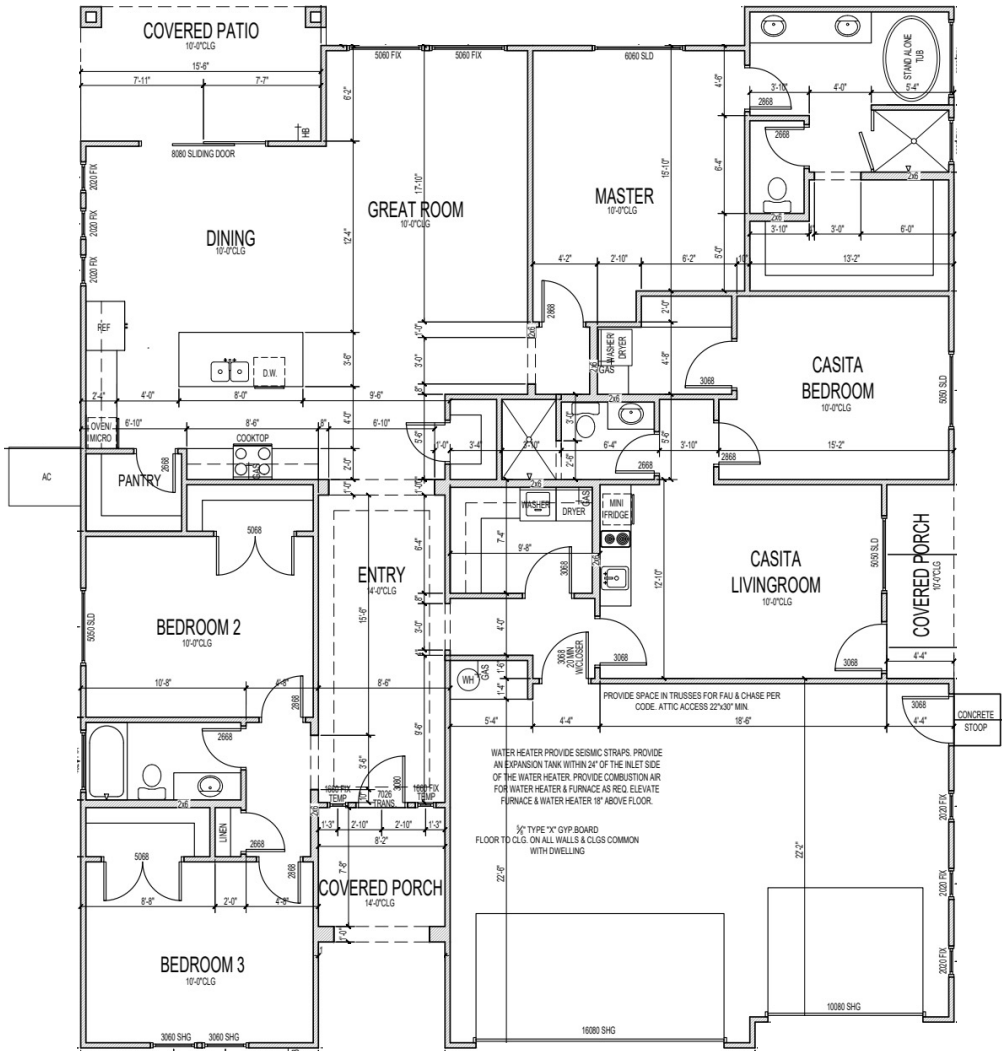
3 Bed + Casita | 3 Baths | 3-Car Garage

2,622 ft.²

2567 E Suniva Way
St. George, UT 84790



56'x67'



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Suniva
LOT #208

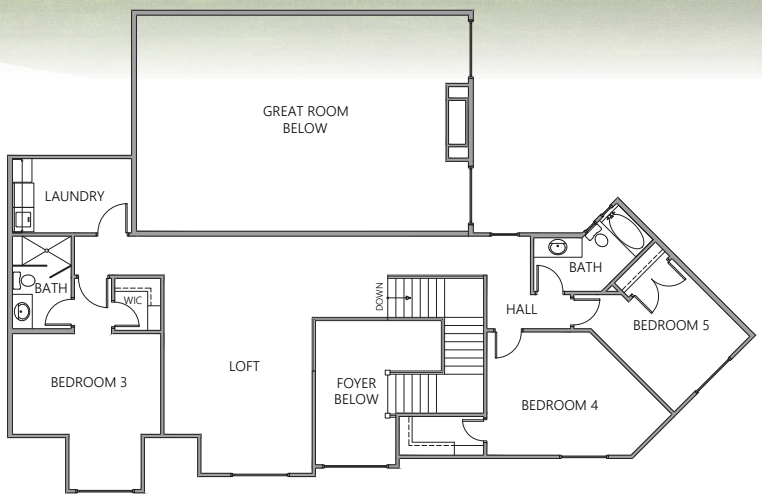
S&S Homes
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2503 E Suniva Way
St. George, UT 84790



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

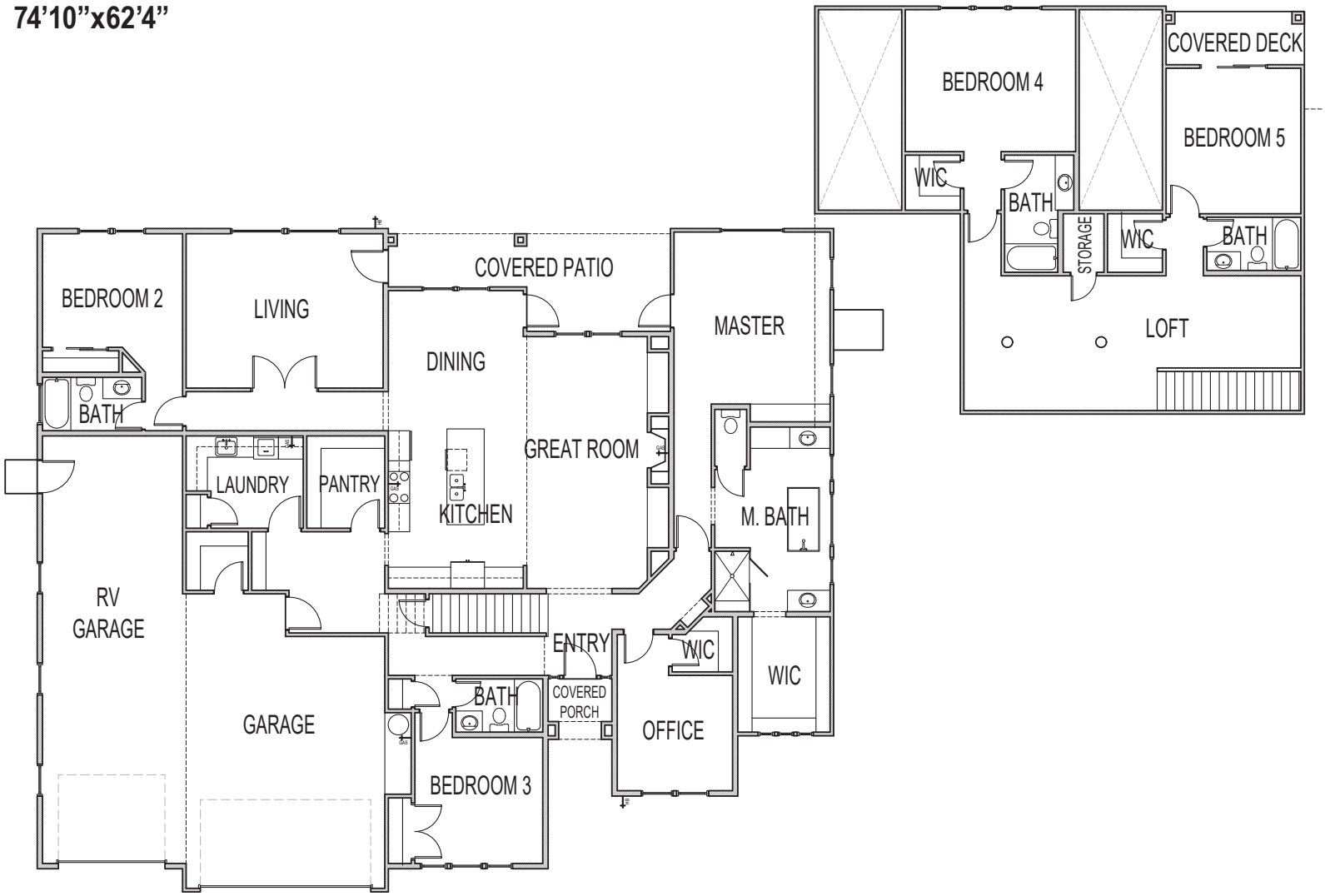
MAIN FLOOR
2,974 ft.²

UPPER FLOOR
1,064 ft.²

2482 S Marlins Drive
St. George, UT 84790



74'10"x62'4"



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LOT #211 - FOR SALE*

2530 E Suniva Way
St. George, UT 84790

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

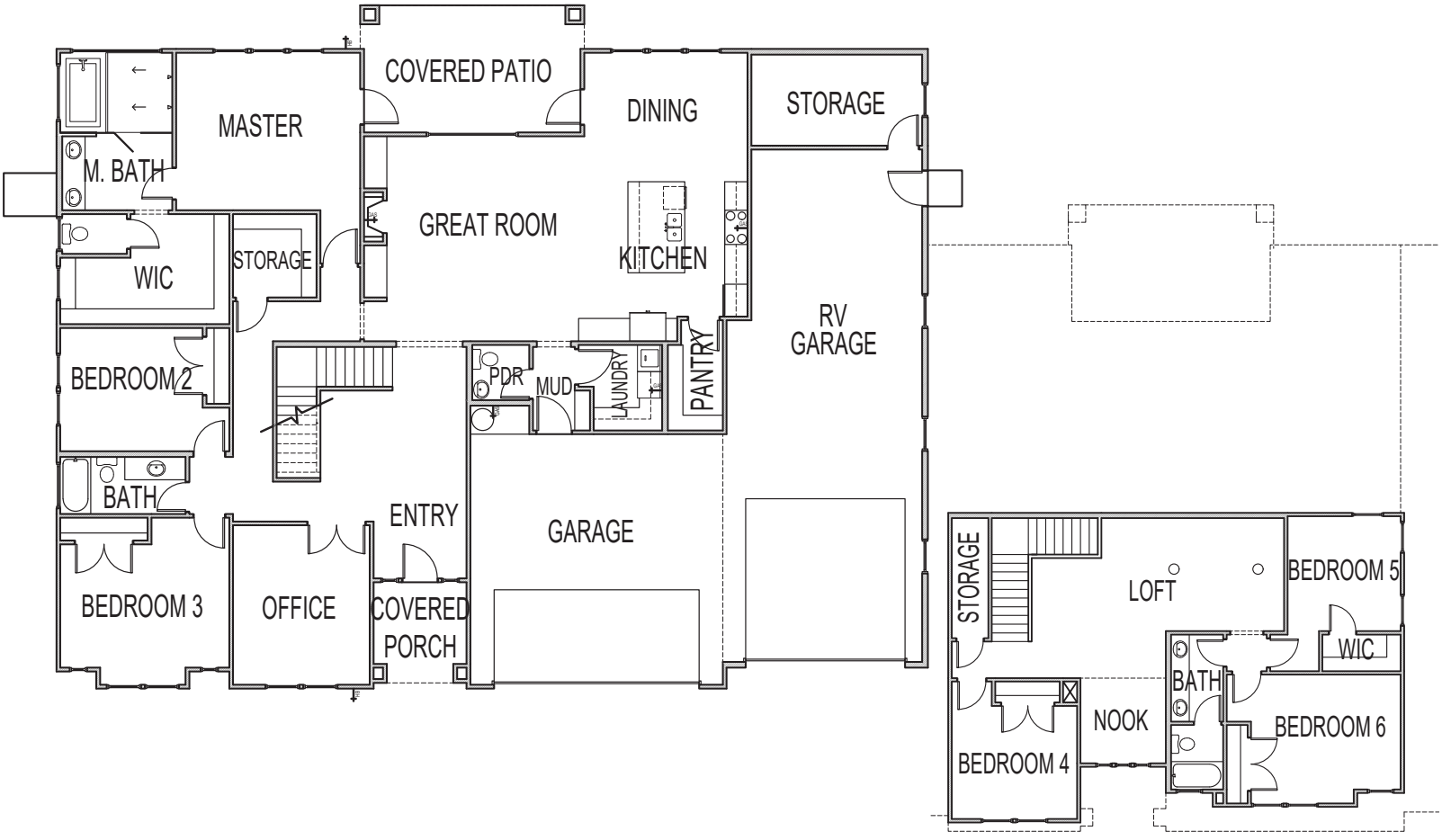
3,748 ft.²

MAIN FLOOR
2,612 ft.²

UPPER FLOOR
1,136 ft.²



76'6"x60'



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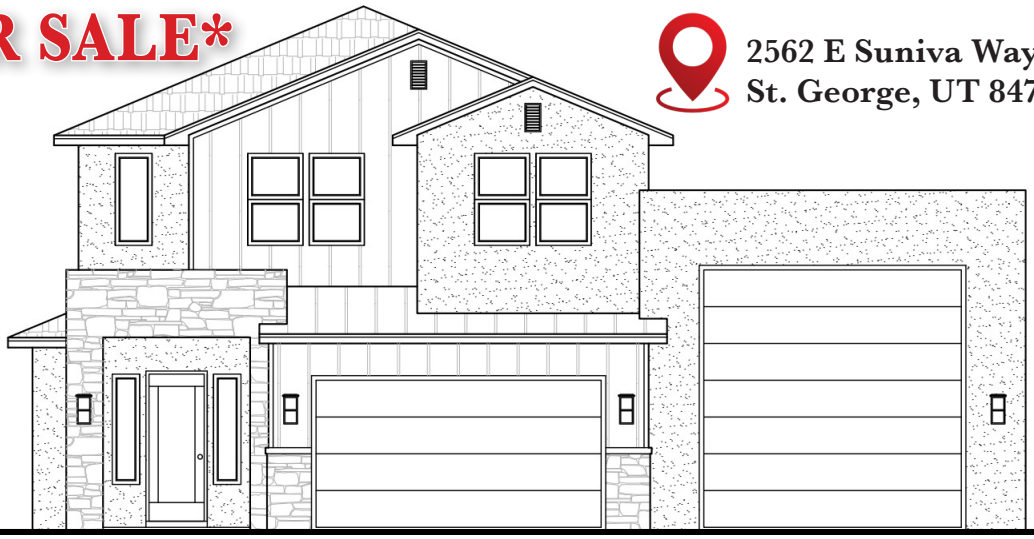
LOT #213 - FOR SALE*

4 Bed | 2.5 Bath | 3-Car RV Garage

2,808 ft.²

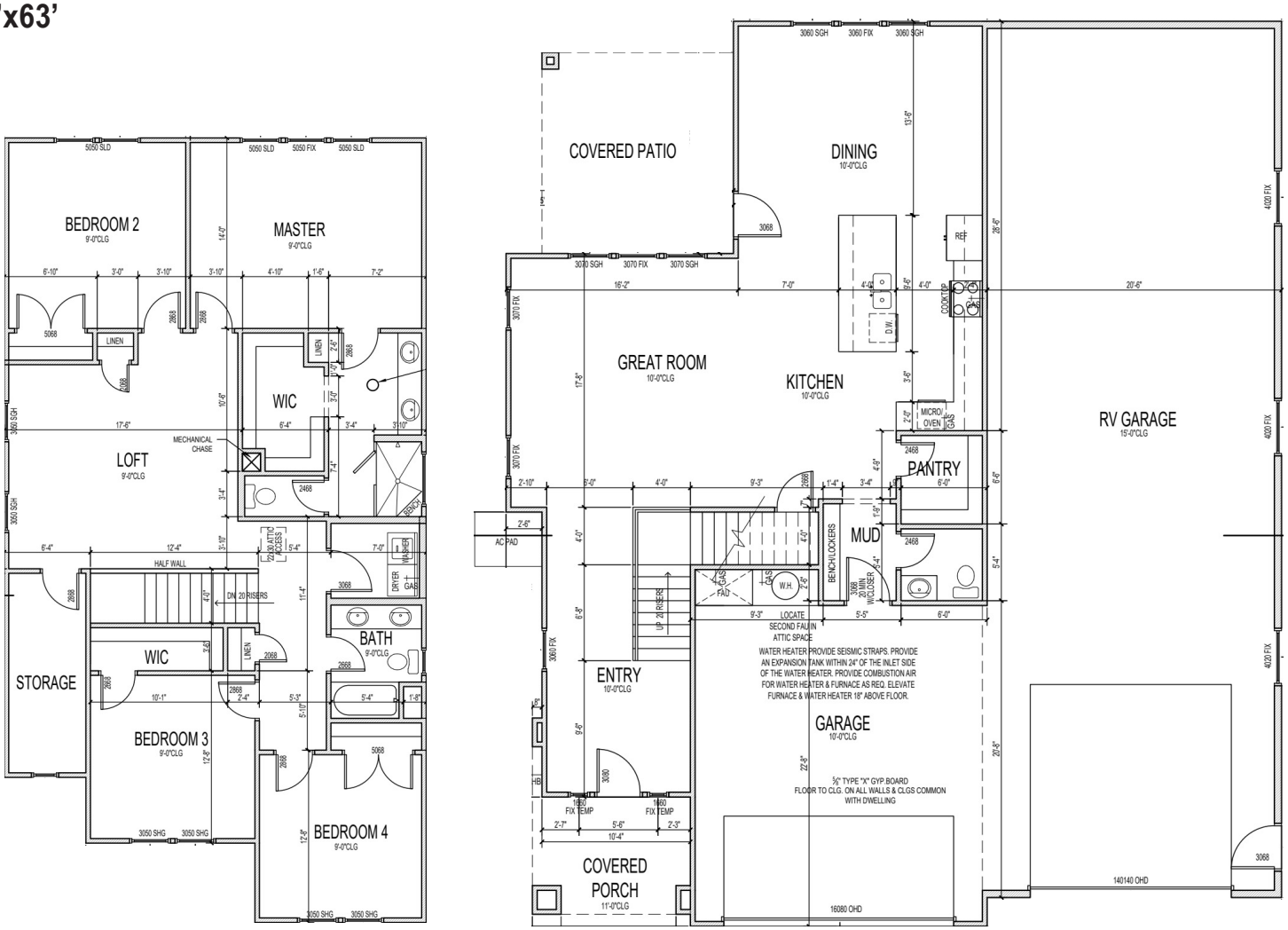
MAIN FLOOR
1,211 ft.²

UPPER FLOOR
1,597 ft.²



2562 E Suniva Way
St. George, UT 84790

54'x63'



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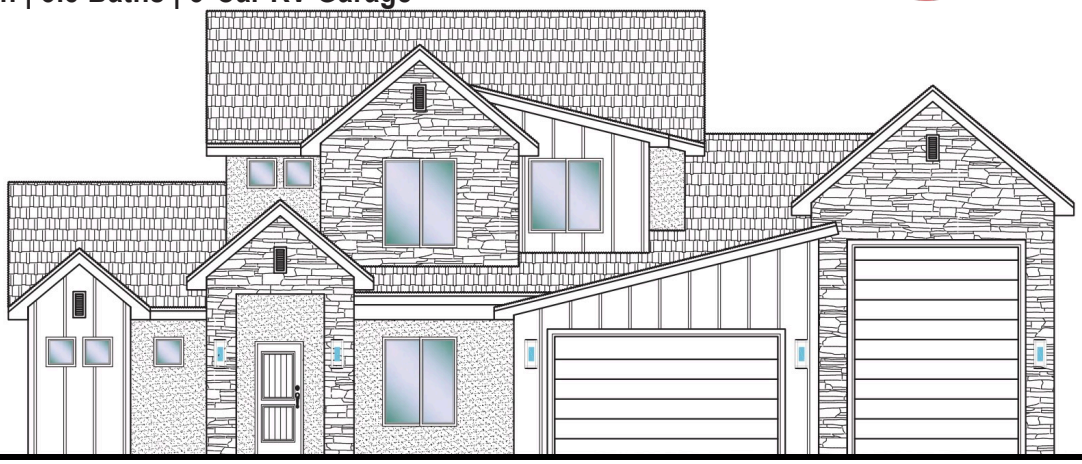
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LOT #216 - FOR SALE*

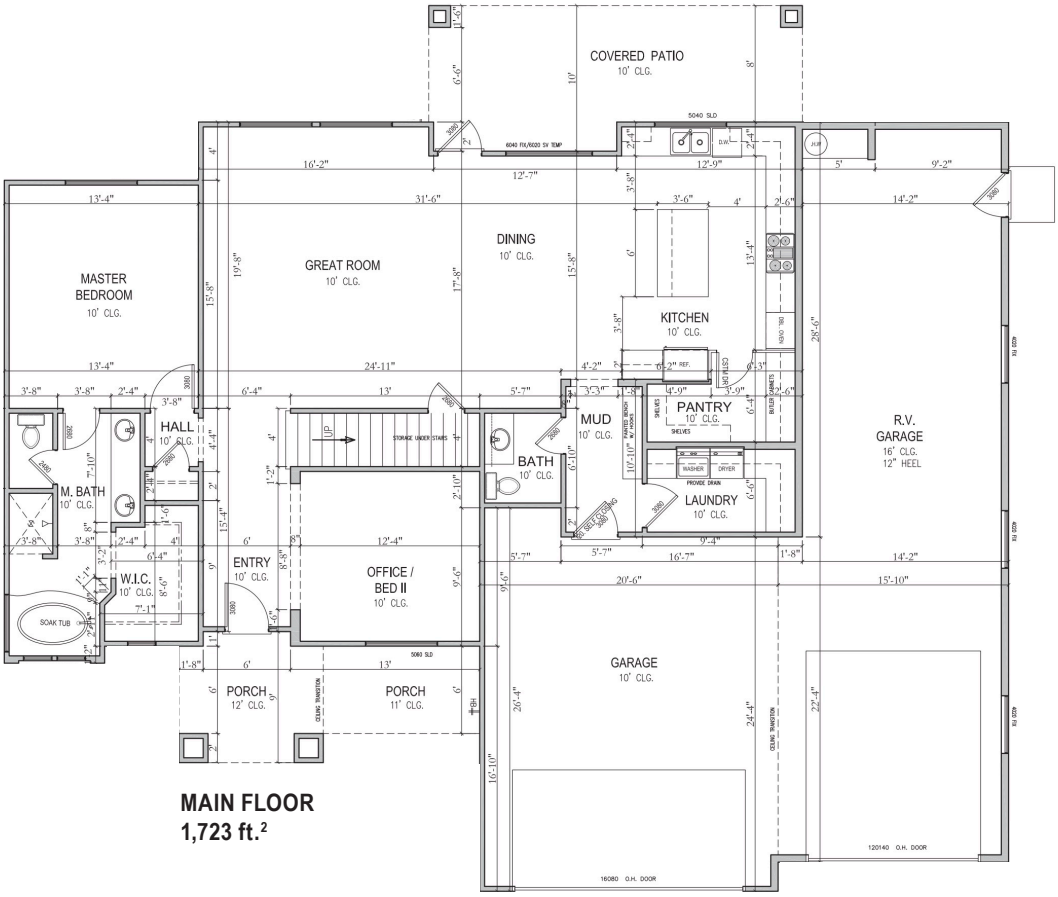
4 Bedrooms + Den | 3.5 Baths | 3-Car RV Garage

2,878 ft.²

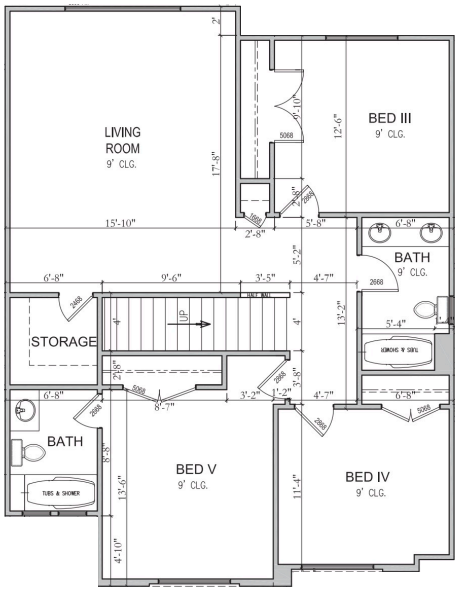
2604 E Suniva Way
St. George, UT 84790



69'x61'



MAIN FLOOR
1,723 ft.²



UPPER FLOOR
1,155 ft.²

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HOME OWNER'S ASSOCIATION

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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

Scan QR CODE for more information on available homes and neighborhoods.



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Sunriva

S&S Homes
HOMES FOR LIFE

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 — **(435) 673-3553**
121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

ELEMENTARY SCHOOL

Crimson View Elementary — **(435) 634-7000**
2835 E 2000 S
St. George, UT 84790
www.cves.washk12.org

INTERMEDIATE SCHOOL

Sunrise Ridge Intermediate — **(435) 652-4772**
3167 S 2350 E
St. George, UT 84790
www.sri.washk12.org

MIDDLE SCHOOL

Desert Hills Middle — **(435) 628-0001**
936 E Desert Hills Drive
St. George, UT 84790
www.dhms.washk12.org

HIGH SCHOOL

Desert Hills High — **(435) 674-0885**
828 E Desert Hills Drive
St. George, UT 84790
www.dhthunder.org