



# NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates\*

03/17/2026



LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
201	3386	2	4+Den	4.5	4-Car RV	Move-In-Ready*	\$973,900*
202	2794	1	3+Casita	3	4-Car RV	Move-In-Ready*	\$951,900*
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)*	\$1,937,900*
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*	\$989,900*

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 (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

### 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.](#)



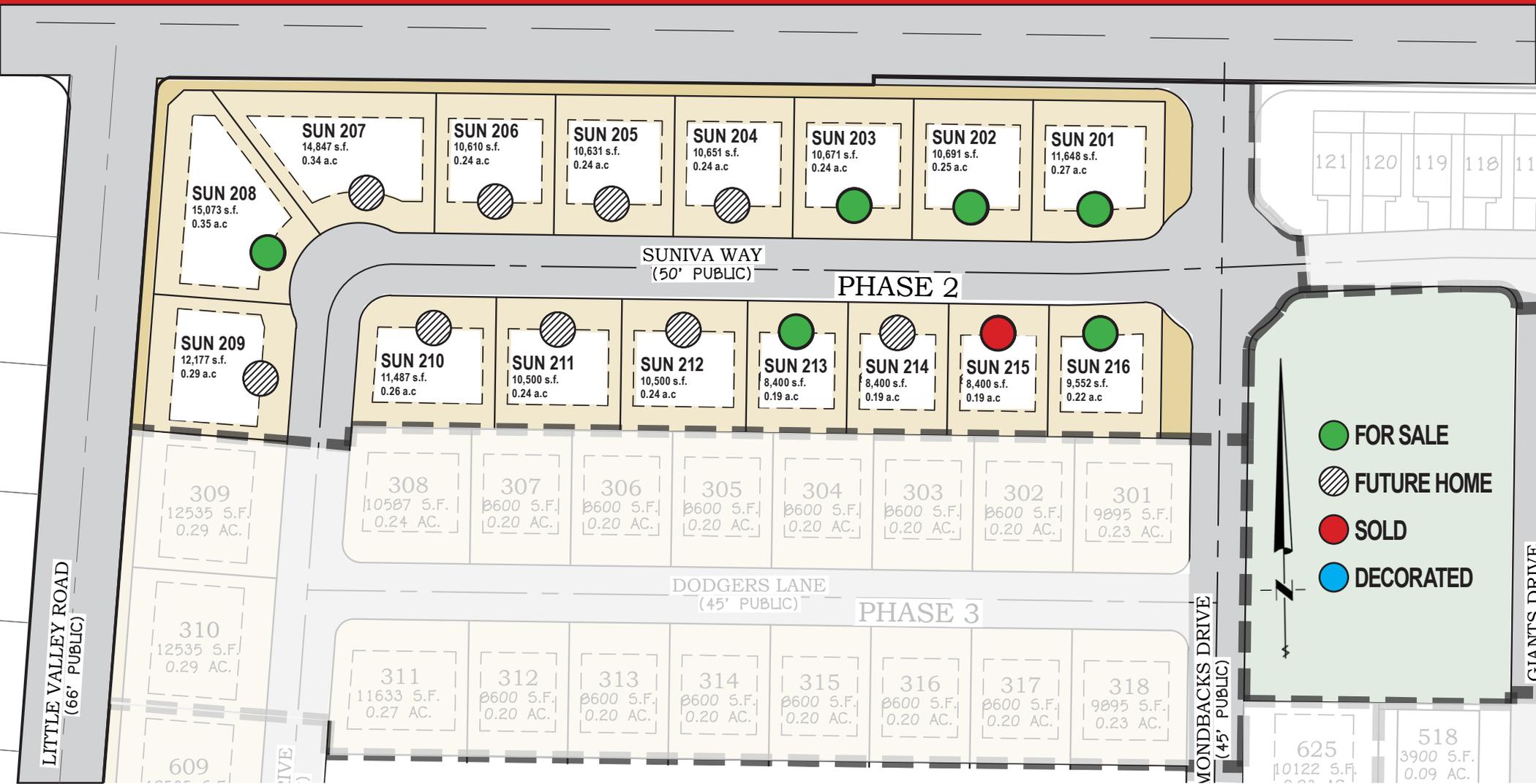
**Agent: Shae Leonard**  
(435)668-3096 - shae@ssrealtysolutions.com





# PLAT MAP

PHASE 2



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# LOT #201 - FOR SALE\*

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

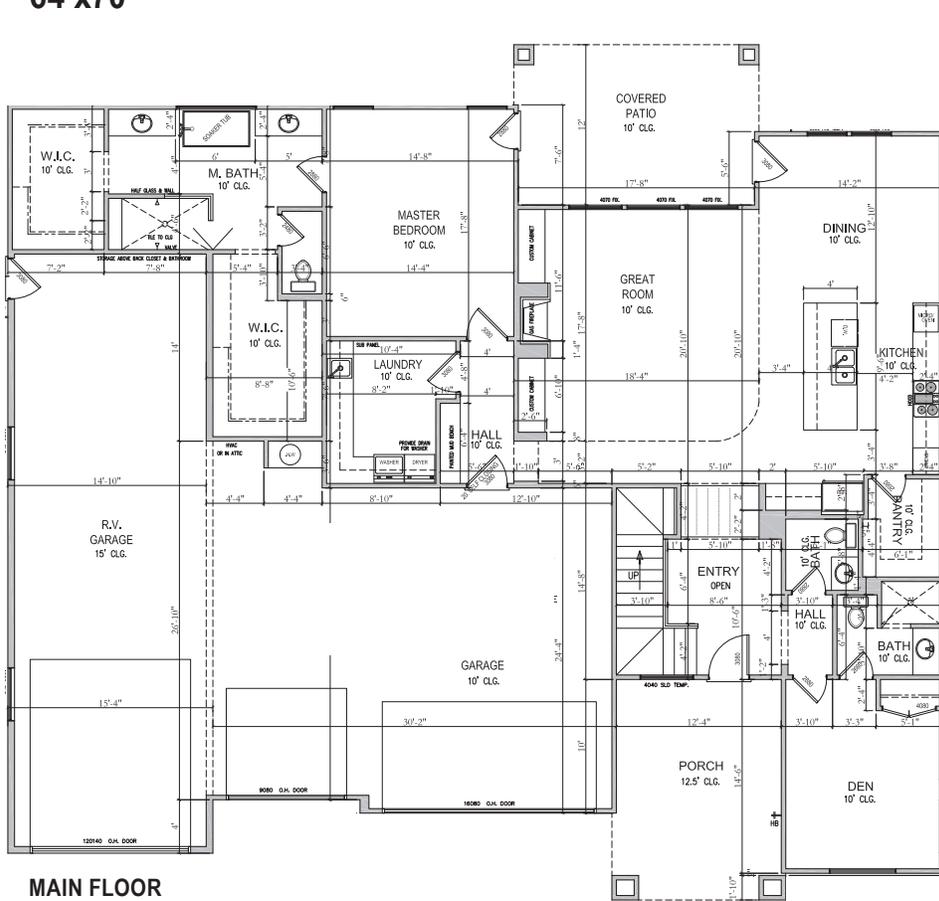
3,386 ft.<sup>2</sup>



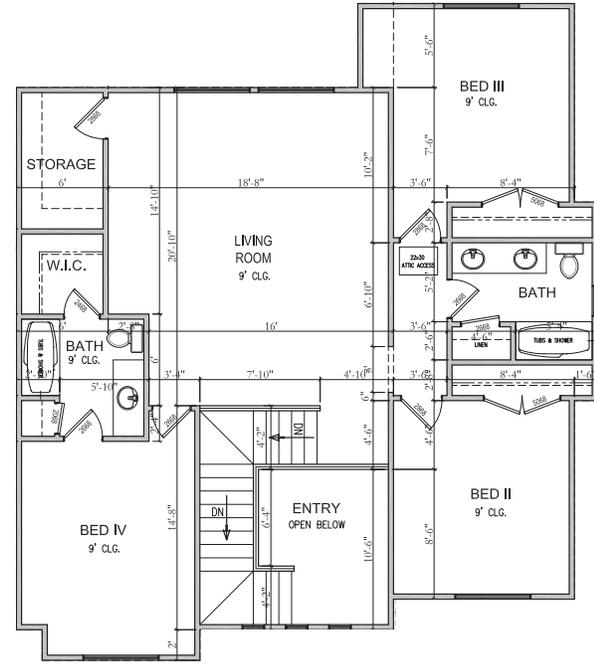
2601 E Suniva Way  
St. George, UT 84790



64'x70'



**MAIN FLOOR**  
2,088 ft.<sup>2</sup>



**UPPER FLOOR**  
1,298 ft.<sup>2</sup>

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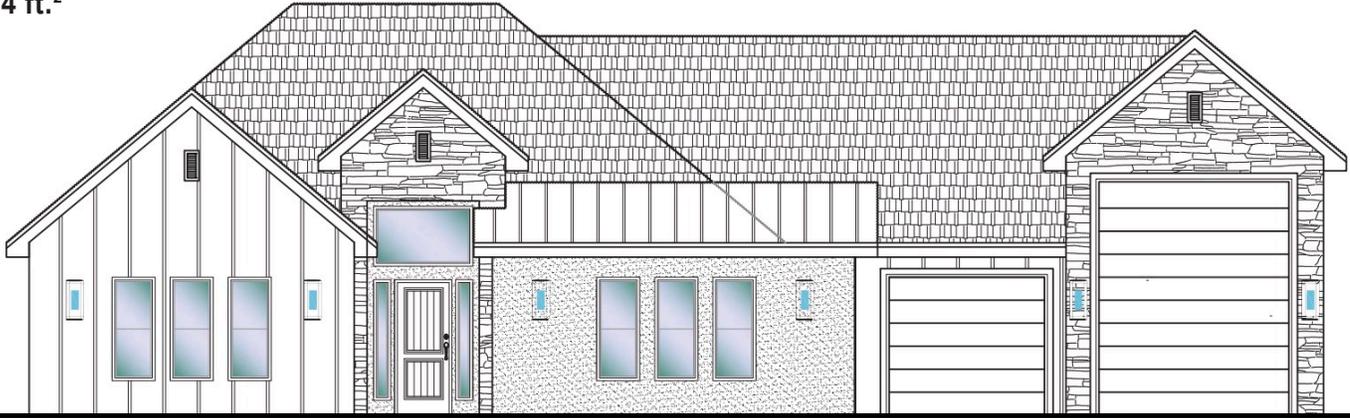
# LOT #202 - FOR SALE\*

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

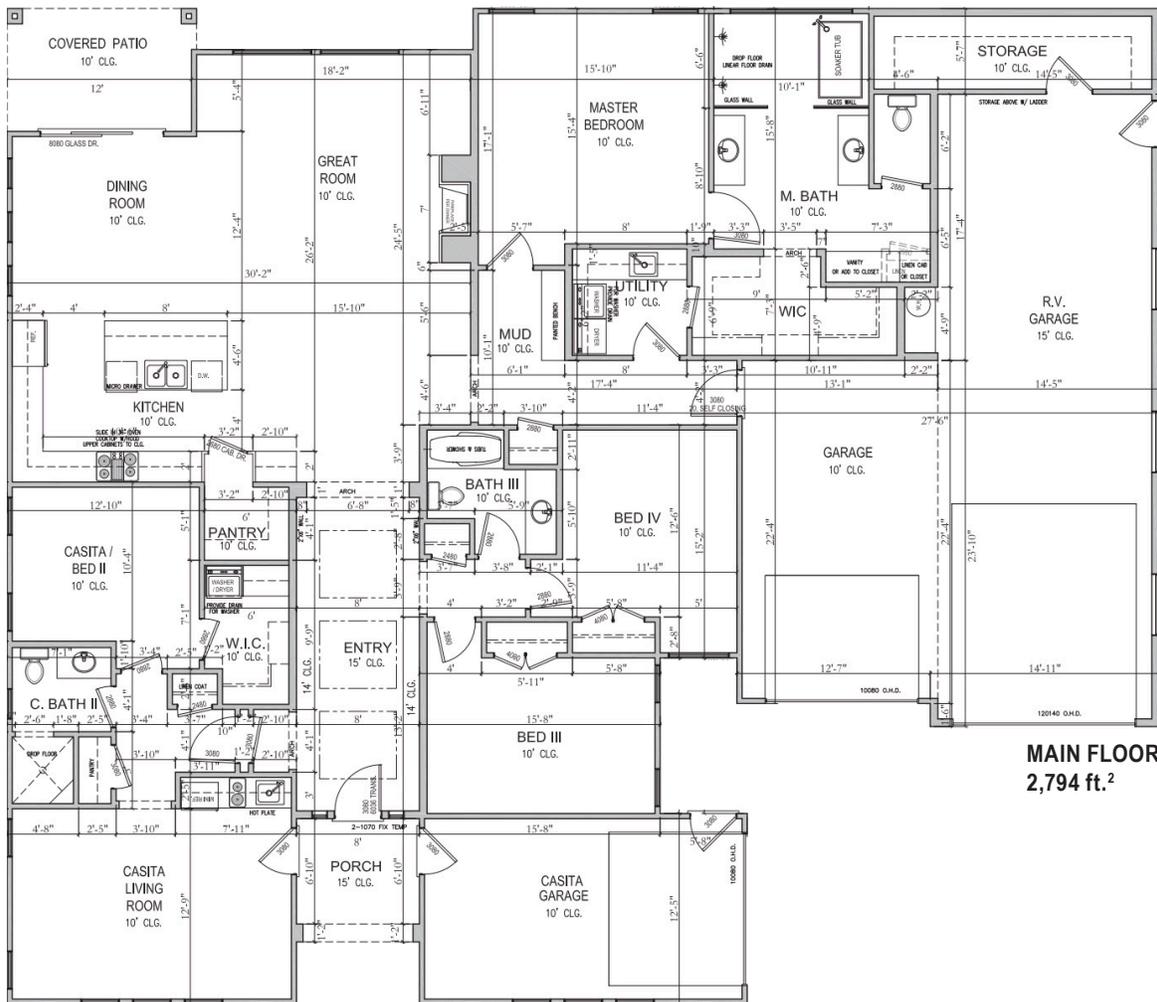
2,794 ft.<sup>2</sup>



2586 E Suniva Way  
St. George, UT 84790



65'x75'



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# LOT #203 - FOR SALE\*

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

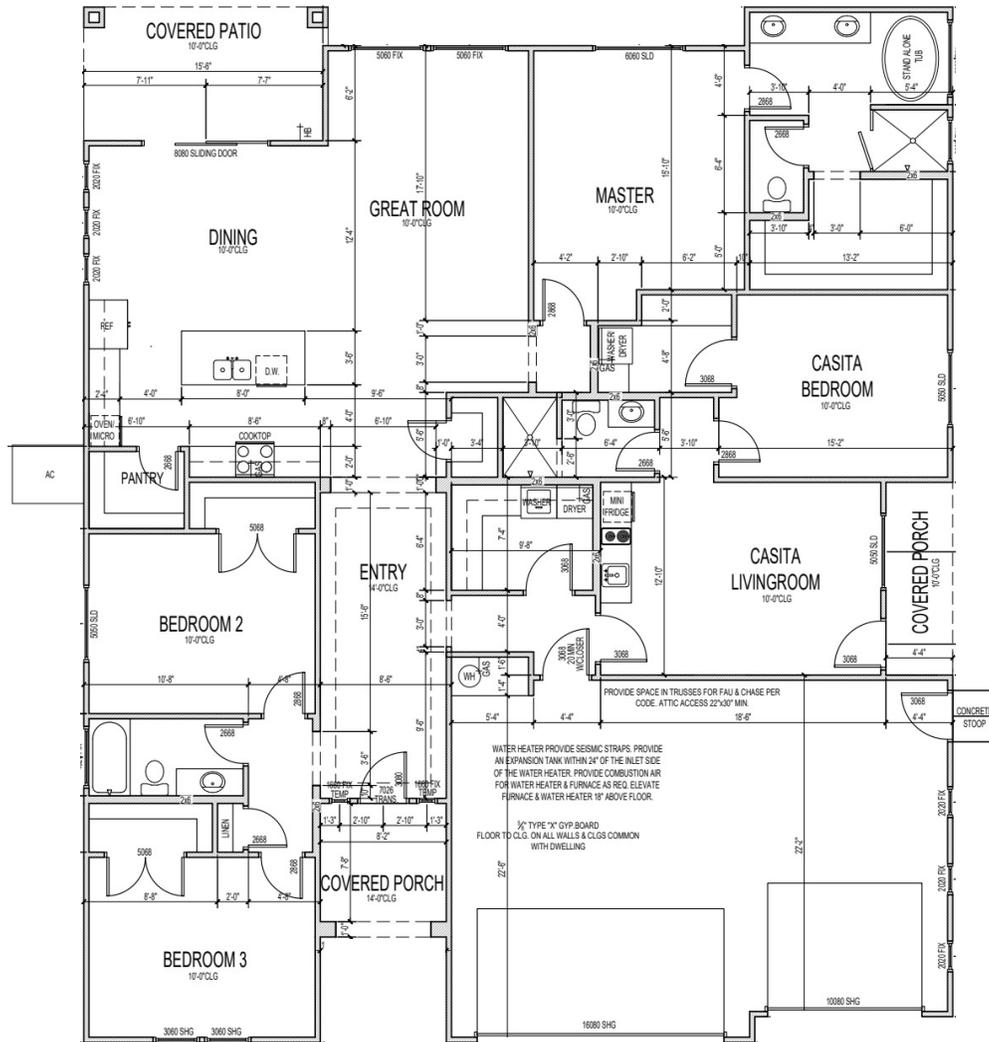
2,622 ft.<sup>2</sup>



2567 E Suniva Way  
St. George, UT 84790



56'x67'



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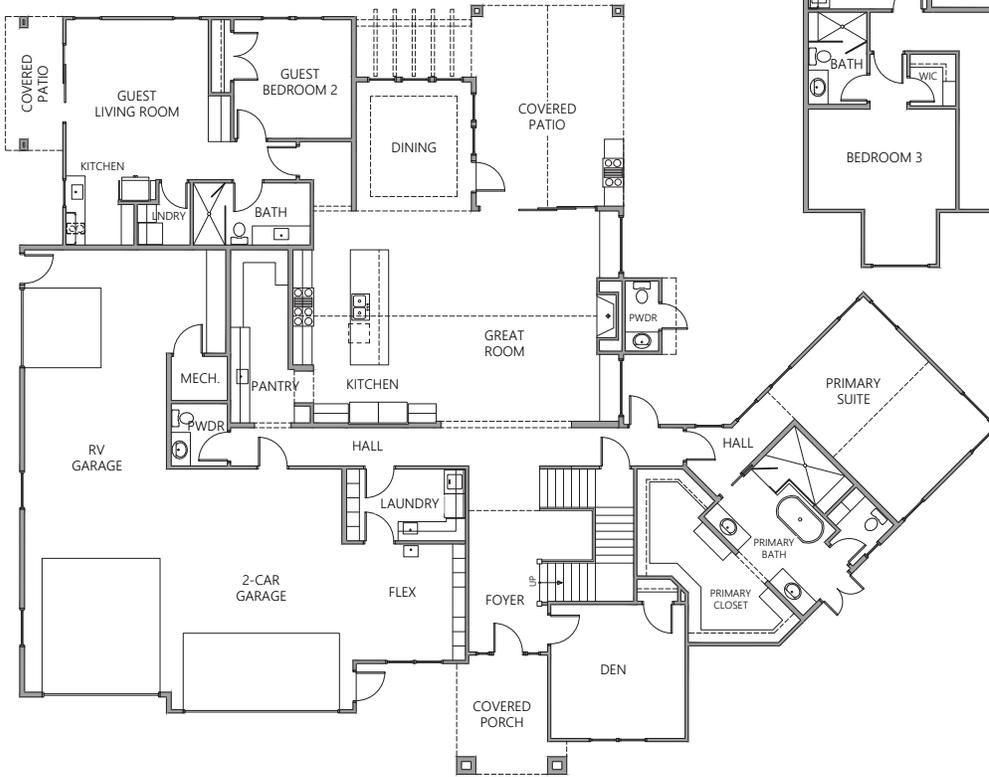


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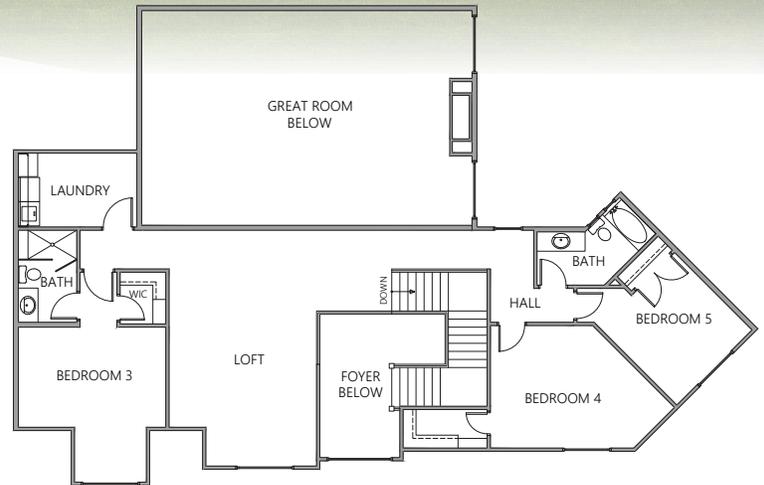




 2503 E Suniva Way  
St. George, UT 84790



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.<sup>2</sup>
- 81'x104'

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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

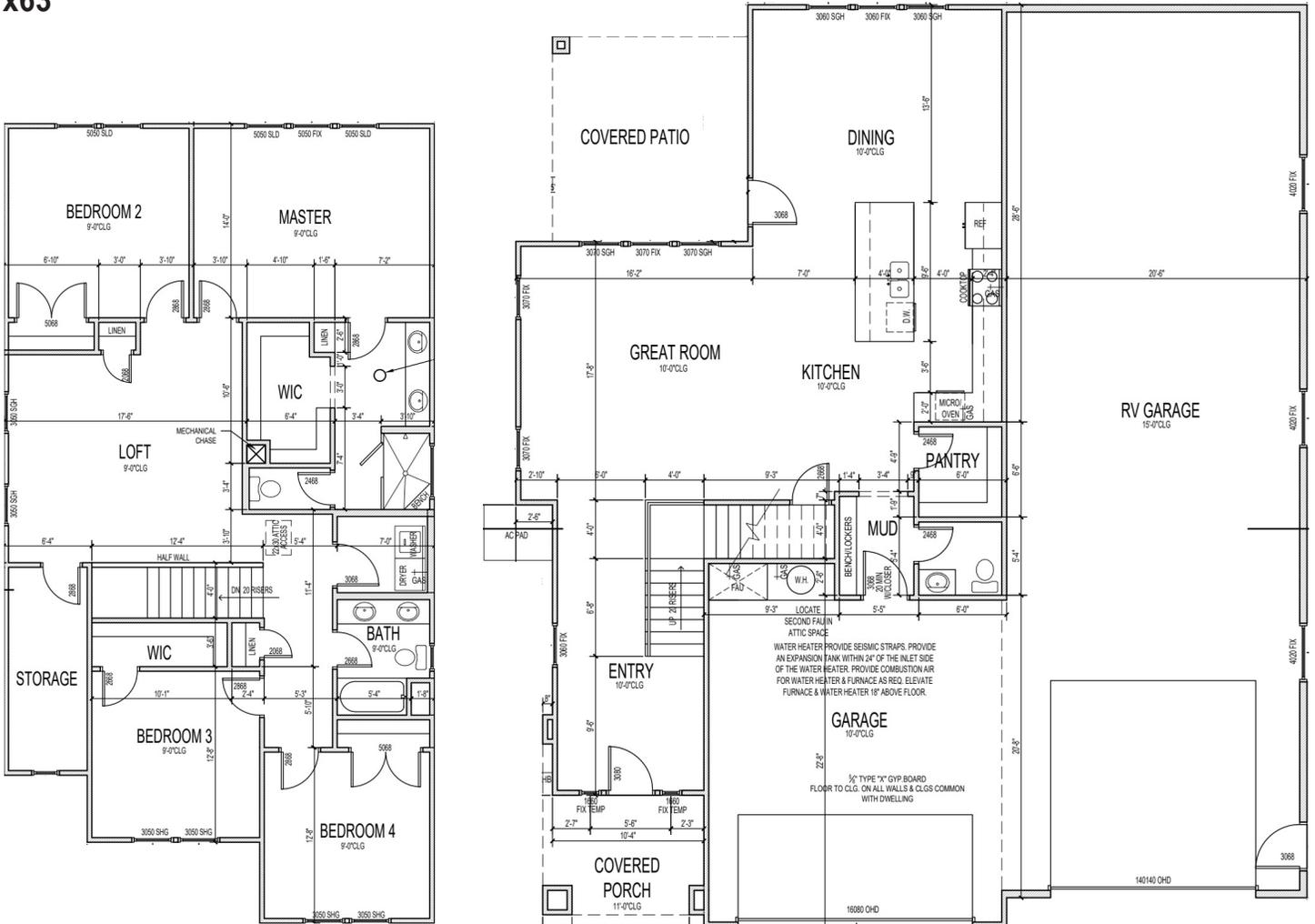
UPPER FLOOR 1,597 ft.²



2562 E Suniva Way St. George, UT 84790



54'x63'



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MULTIPLE LISTING SERVICE MLS



S&S Realty SOLUTIONS



LOT #216 - FOR SALE\*

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

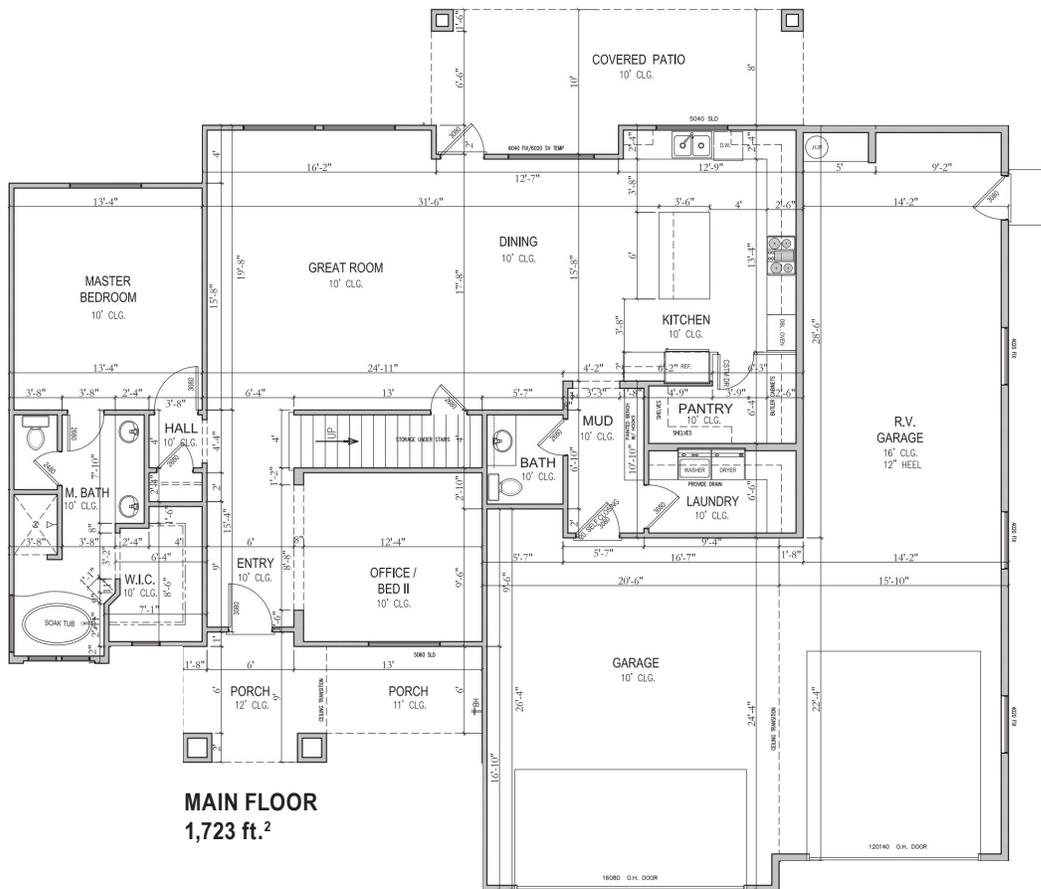
2,878 ft.²



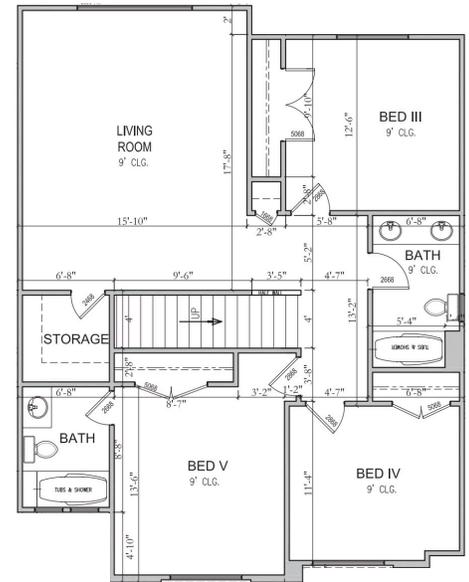
2604 E Suniva Way St. George, UT 84790



61'x69'



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 (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** (435) 674-0165

**Quantum Fiber (CenturyLink)** (833) 250-6306  
Direct: Erika Undiano (480) 576-2955

**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](http://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](http://www.cves.washk12.org)

(435) 634-7000

### INTERMEDIATE SCHOOL

#### Sunrise Ridge Intermediate

3167 S 2350 E  
St. George, UT 84790  
[www.sri.washk12.org](http://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](http://www.dhms.washk12.org)

(435) 628-0001

### HIGH SCHOOL

#### Desert Hills High

828 E Desert Hills Drive  
St. George, UT 84790  
[www.dhthunder.org](http://www.dhthunder.org)

(435) 674-0885