



**Desert
Reserve**

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

03/18/2025

S&S Homes

www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
303	2372	2	3	2.5	3 Car	MIR* + (Staged)	\$615,900*
305	2372	2	3	2.5	3 Car	Move-In-Ready*	\$615,900*
306	2451	2	4	2.5	3 Car	Move-In-Ready*	\$609,900*
307	2520	2	4	2.5	3 Car	Move-In-Ready*	\$602,900*
308	2372	2	3	2.5	3 Car	Move-In-Ready*	\$615,900*
309	2451	2	4	2.5	3 Car	Move-In-Ready*	\$604,900*
310	2520	2	4	2.5	3 Car	Move-In-Ready*	\$602,900*
311	2372	2	3	2.5	3 Car	Move-In-Ready*	\$615,900*
312	2520	2	4	2.5	3 Car	Move-In-Ready*	CONTRACT
313	2451	2	4	2.5	3 Car	Move-In-Ready*	CONTRACT
314	2520	2	4	2.5	3 Car	Move-In-Ready*	\$602,900*
315	2372	2	3	2.5	3 Car	Move-In-Ready*	\$613,900*
316	2451	2	4	2.5	3 Car	Move-In-Ready*	\$604,900*
318	2372	2	3	2.5	3 Car	Move-In-Ready*	\$634,900*
319	2425	2	3	2.5	3 Car	Mar.'25*	CONTRACT

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
- Energy Saving LED Light Bulbs
- Designer Selected Quartz Counter Tops (2 cm Thick)
- Painted HDF Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Tile Kitchen Back Splash
- Pull Down Delta Essa® Kitchen Faucet
- Delta® Black Faucets Throughout
- Tile Shower & Tub Surrounds
- Toilet Paper Holders & Towel Bars
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Luxury Vinyl Plank Flooring
- 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 9' Ceilings Throughout

EXTERIOR

- **95% Gas Furnace and 17 SEER A/C Dual Fuel:** Above Industry Standard of 80% Furnace
- 50 Gallon 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
- Radiant Sheeting in the Attic
- **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 (As per Plan 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 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
- Fiber Optic Internet Community

*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

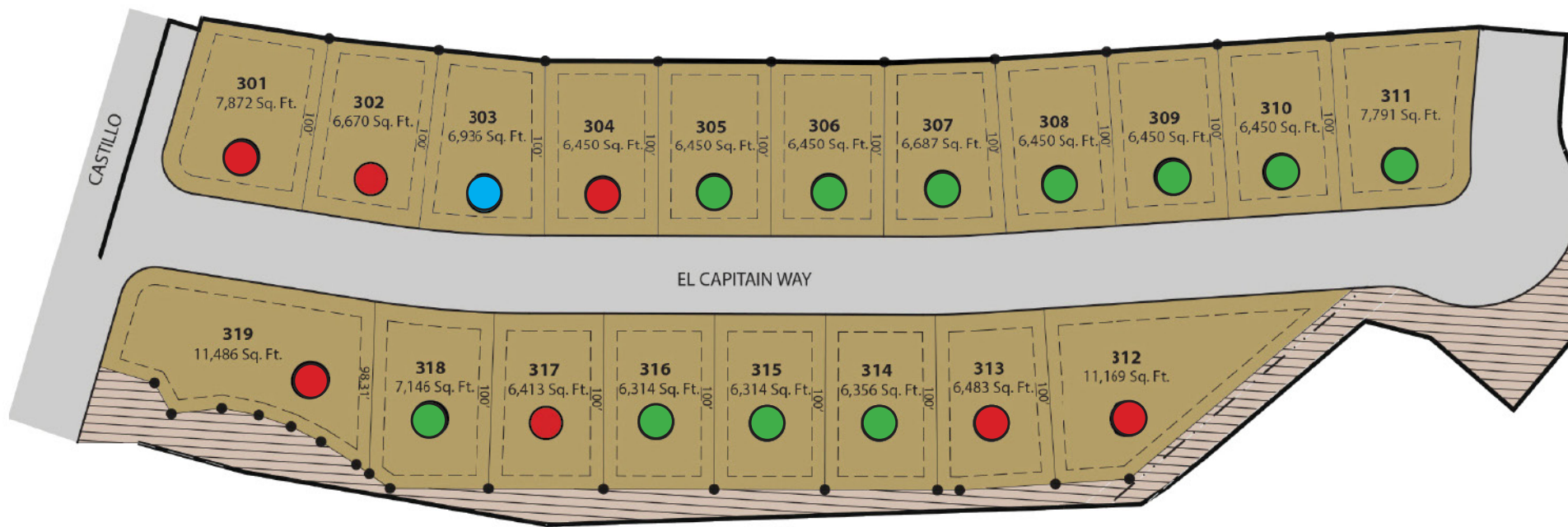




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PLAT MAP PHASE 1

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- FOR SALE
- FUTURE HOME
- SOLD
- DECORATED

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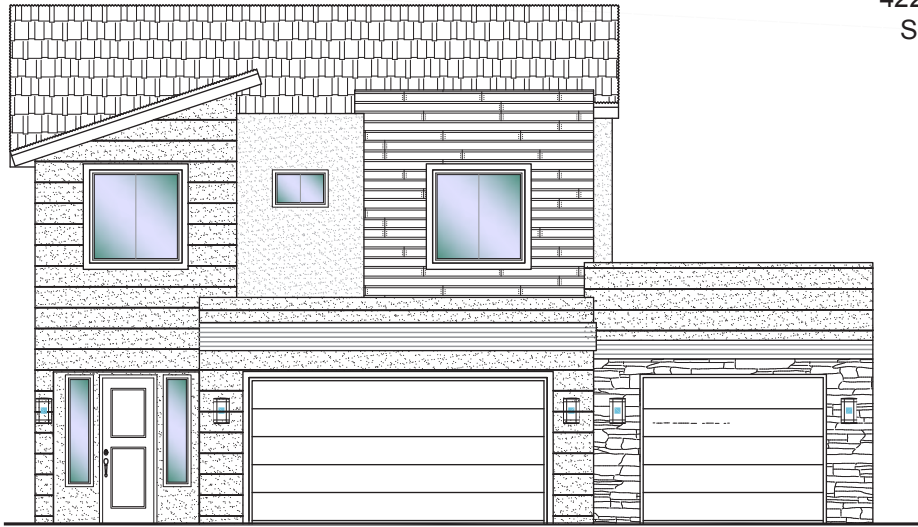
#303 - FOR SALE*

3 Bed | 2.5 Bath | 3 Car Garage

S&S Homes

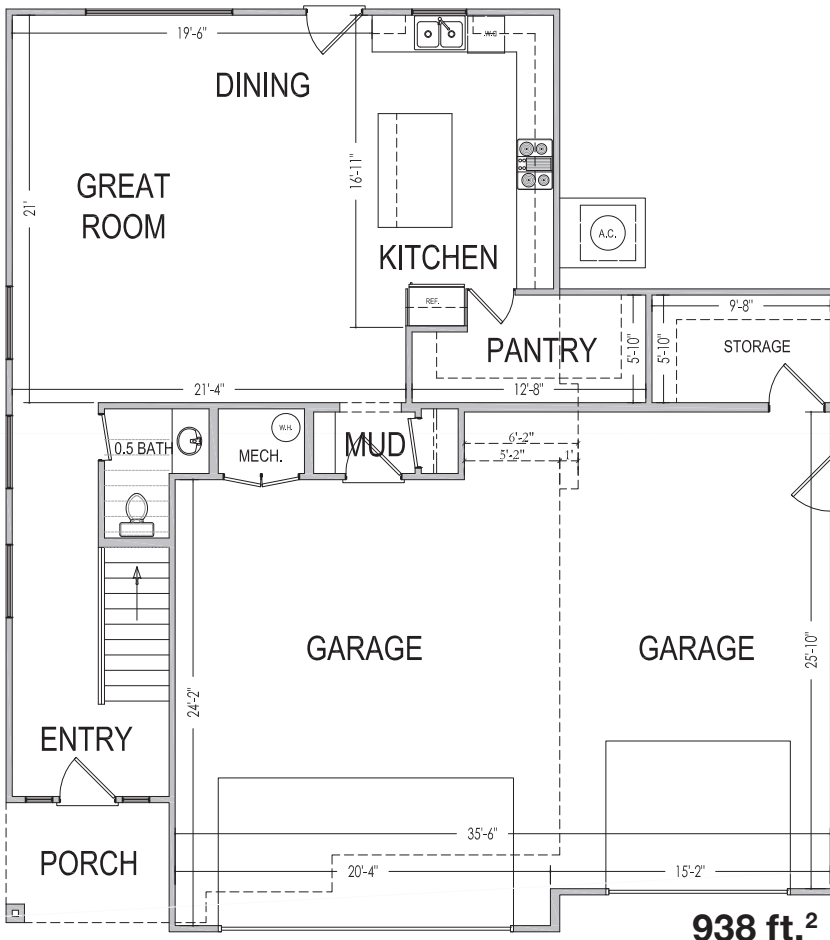
www.sshomes.info

4225 E. El Capitan Way
St. George, UT 84790

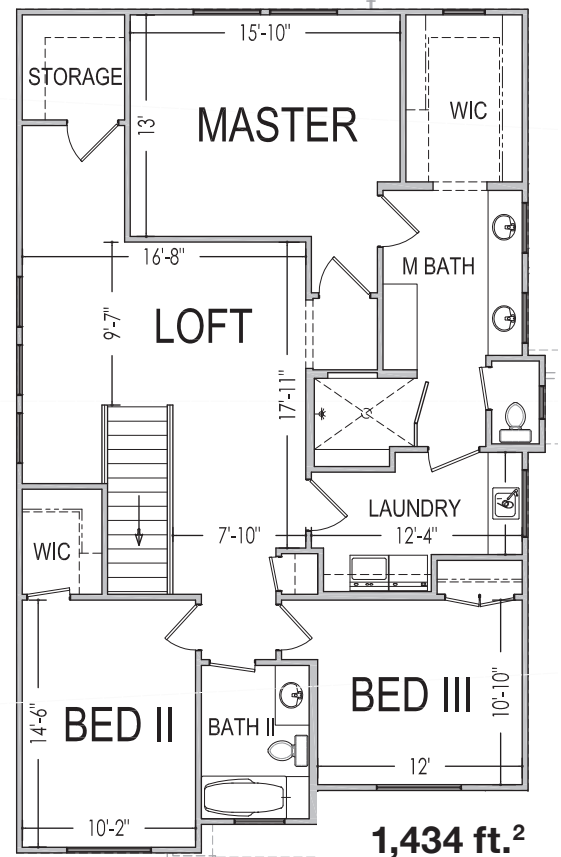


45'x50'

2,372 ft.²



938 ft.²



1,434 ft.²

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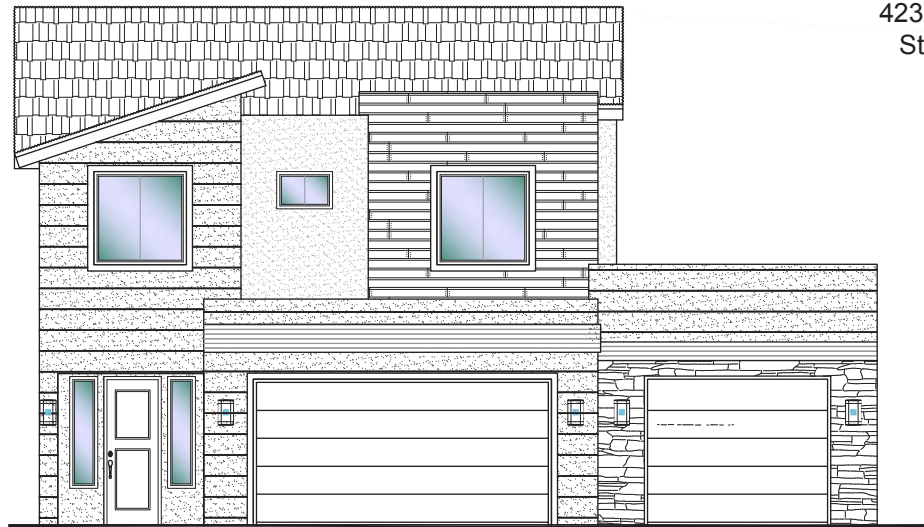
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3 Bed | 2.5 Bath | 3 Car Garage

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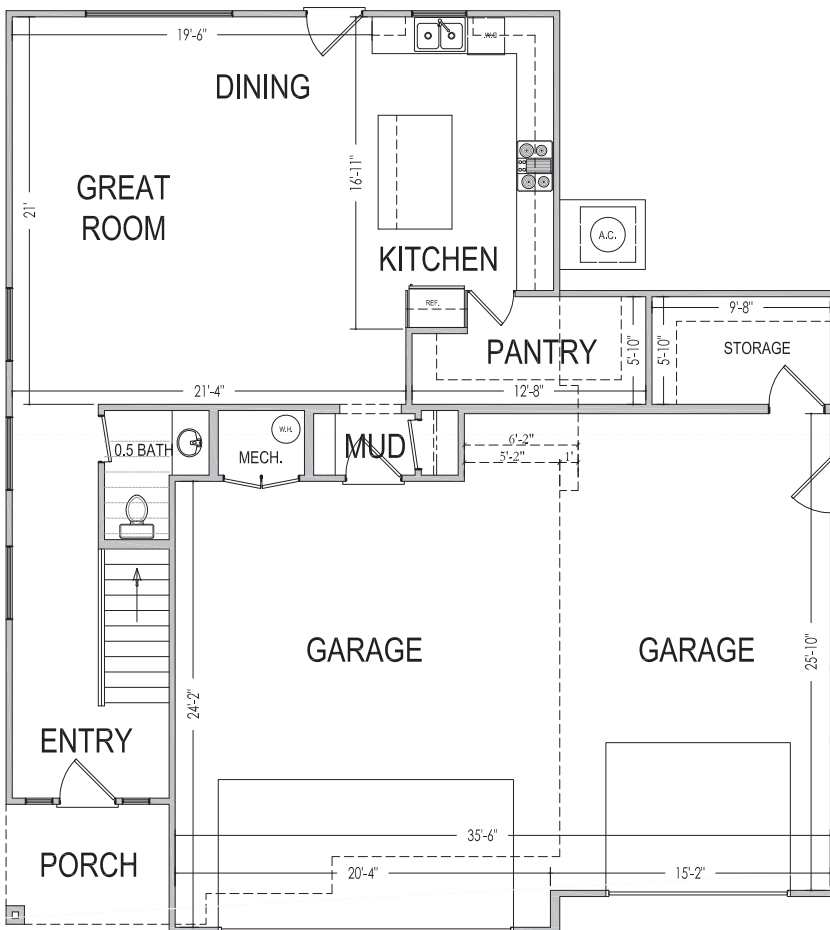
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4237 E. El Capitan Way
St. George, UT 84790

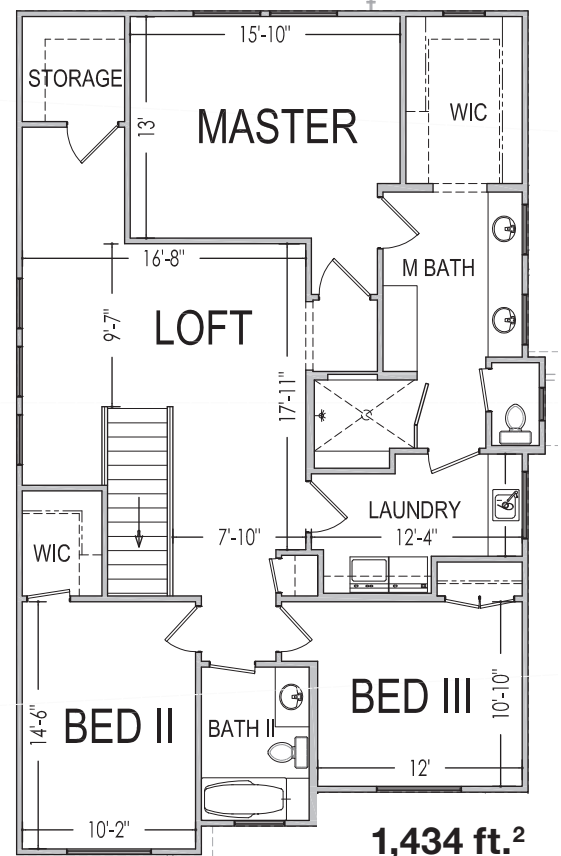


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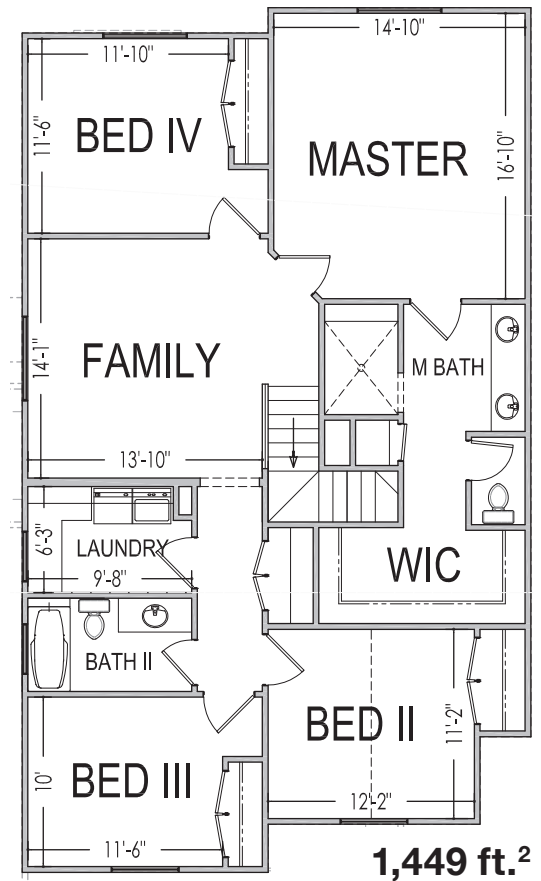
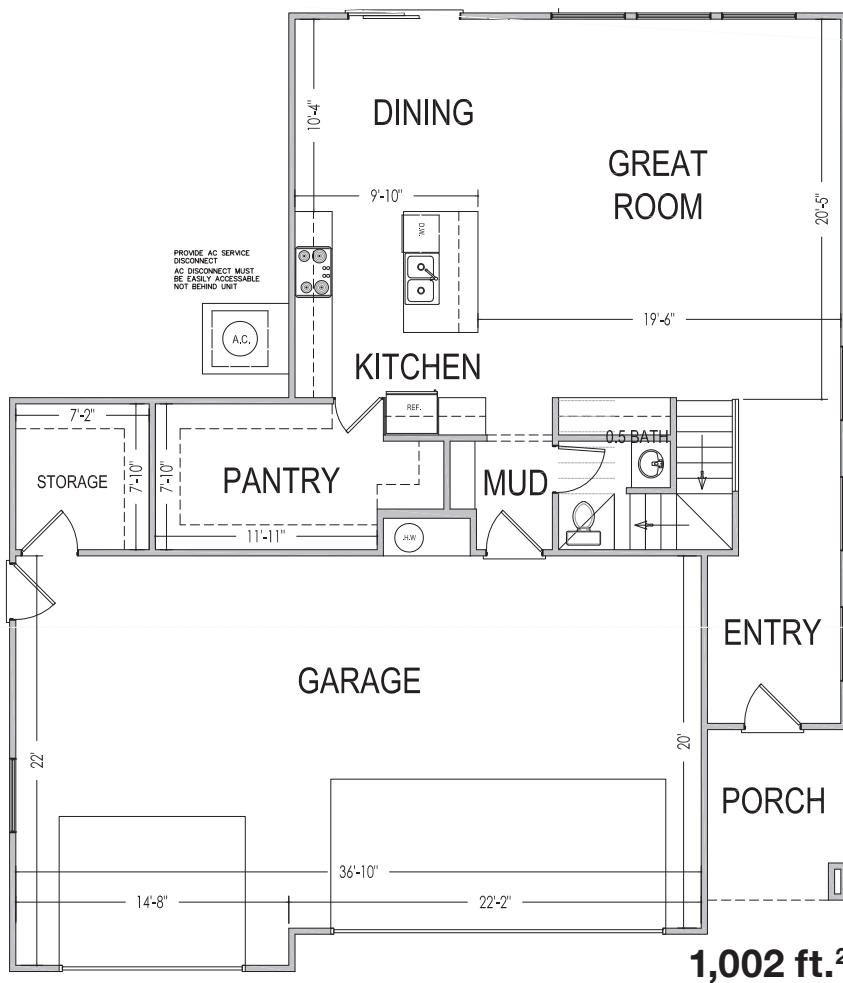
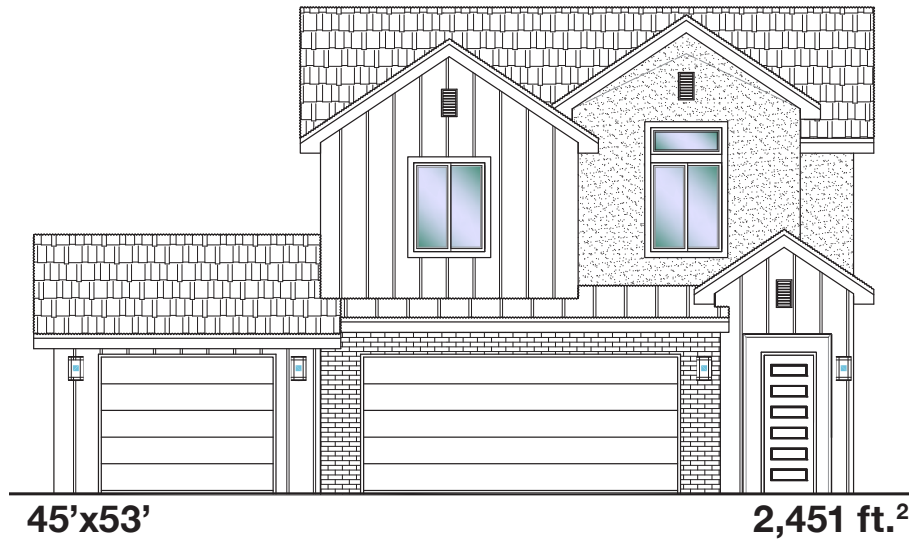
#306 - FOR SALE*

4 Bed | 2.5 Bath | 3 Car Garage

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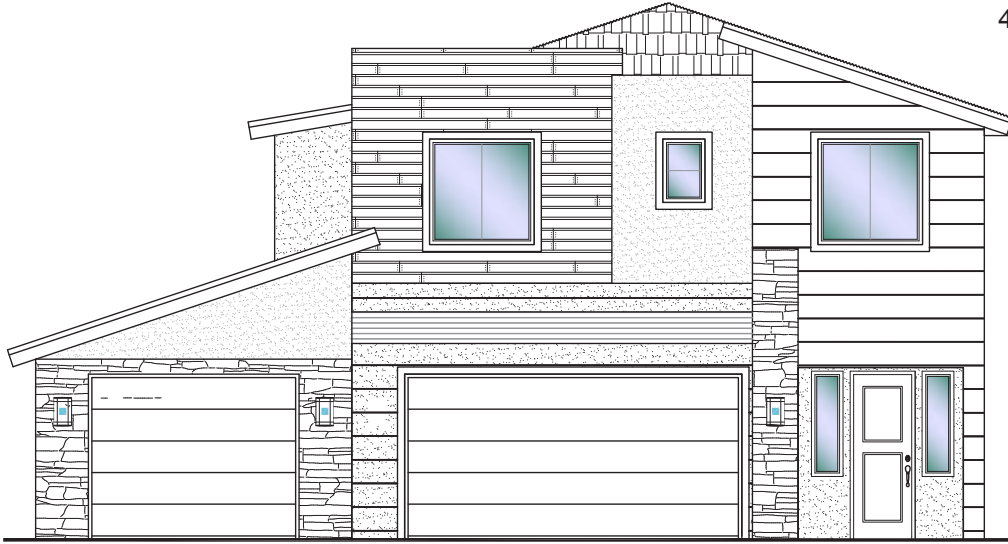


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#307 - FOR SALE*
4 Bed | 2.5 Bath | 3 Car Garage

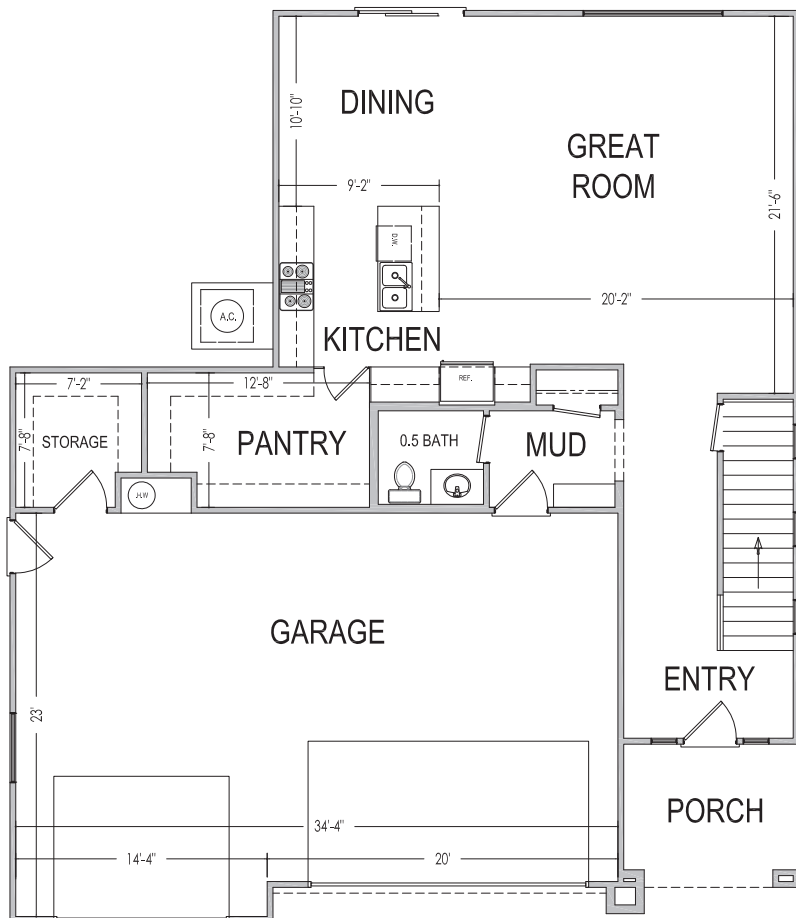
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www.sshomes.info

4253 E. El Capitan Way
St. George, UT 84790

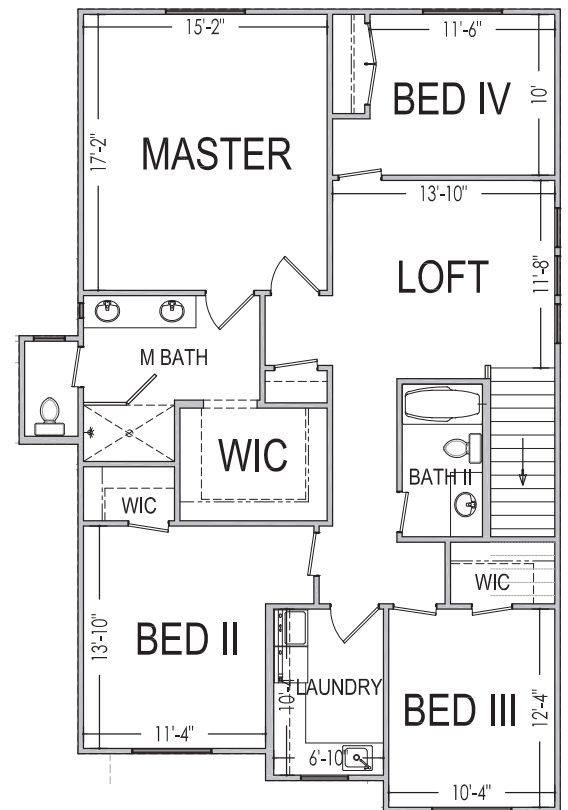


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2,520 ft.²



1,053 ft.²



1,467 ft.²

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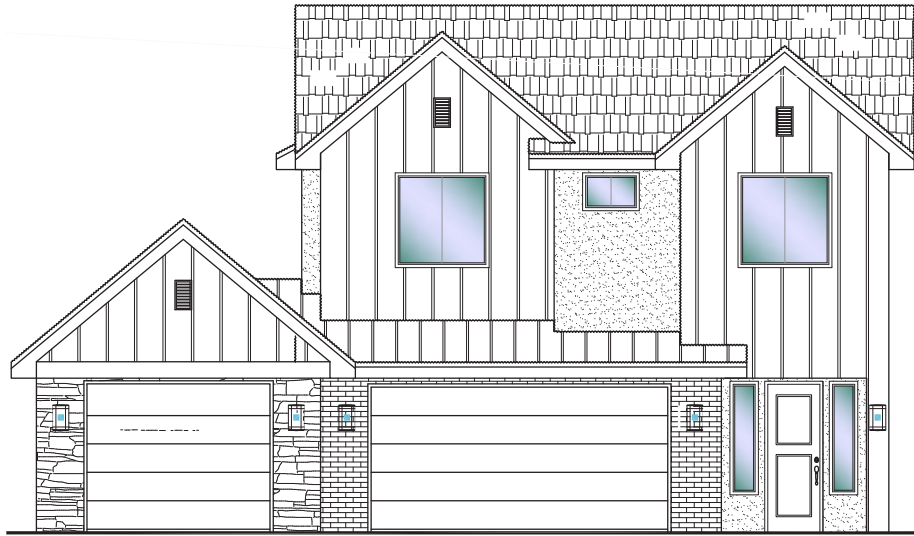
#308 - FOR SALE*

3 Bed | 2.5 Bath | 3 Car Garage

S&S Homes

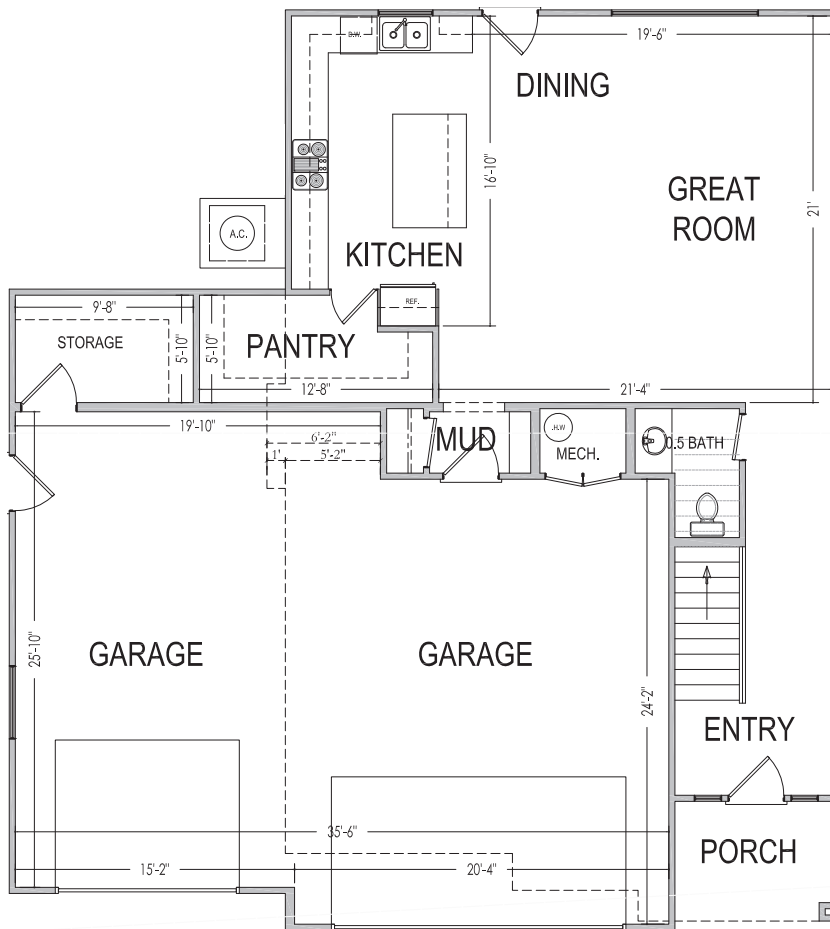
www.sshomes.info

4261 E. El Capitan Way
St. George, UT 84790

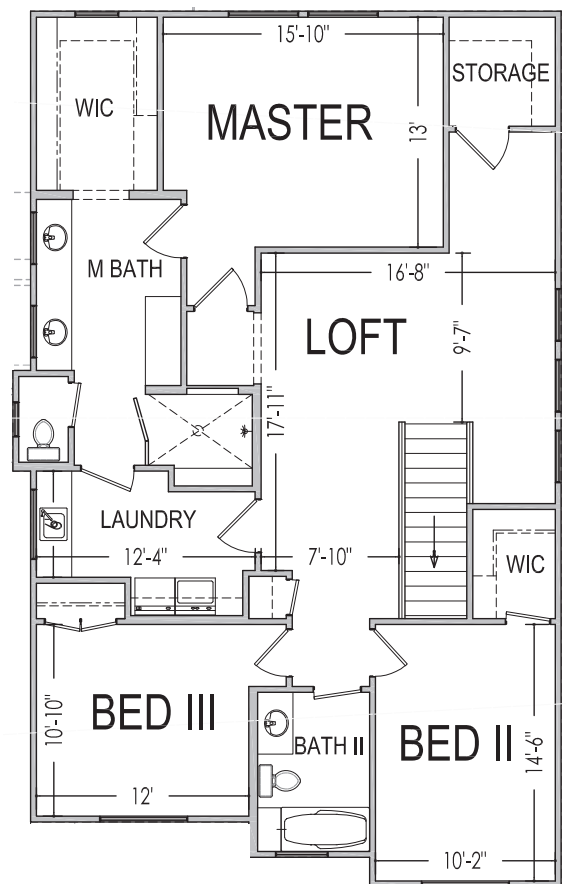


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#309 - FOR SALE*
4 Bed | 2.5 Bath | 3 Car Garage

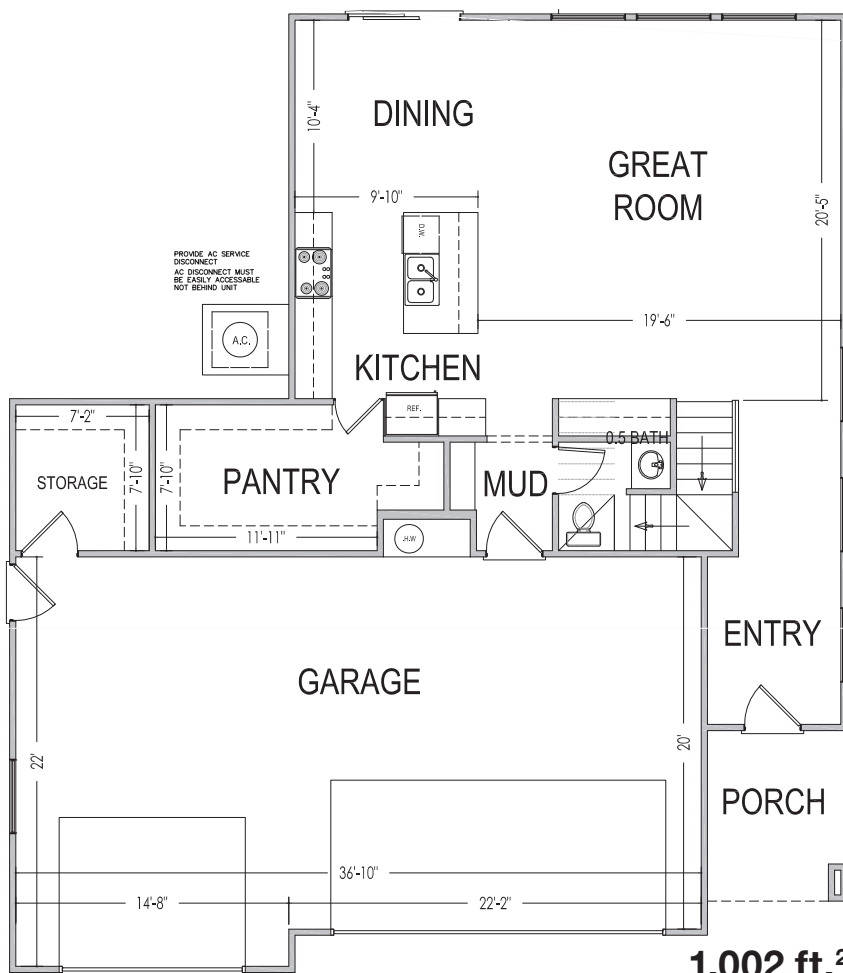
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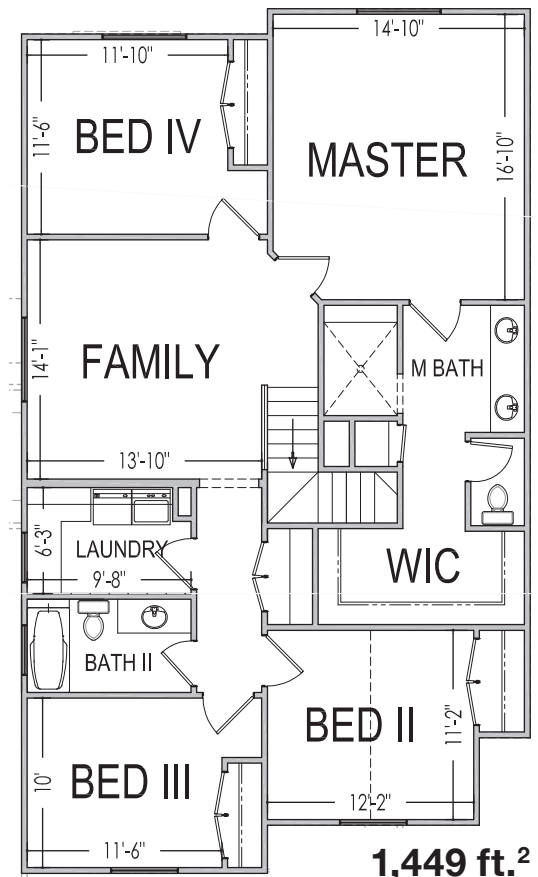


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1,002 ft.²



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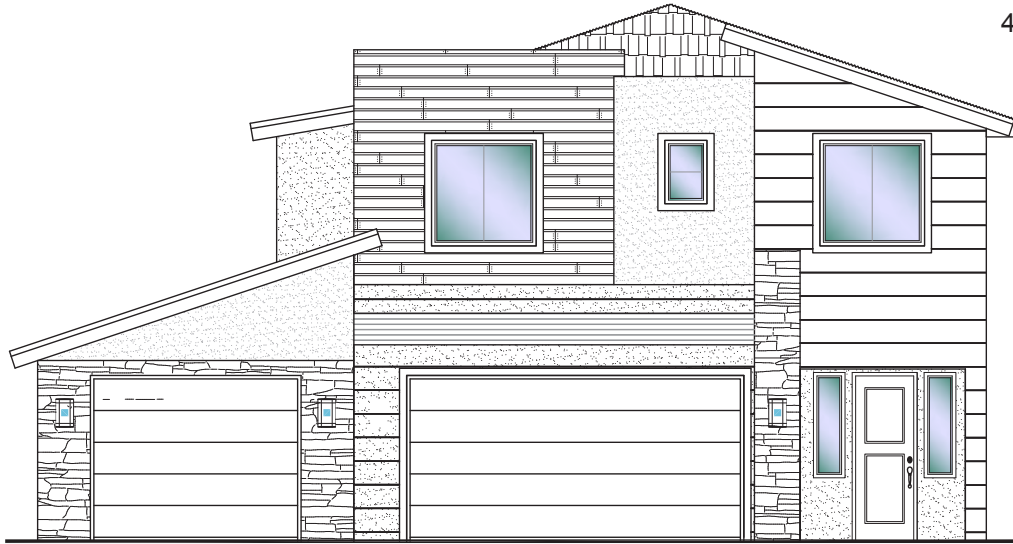


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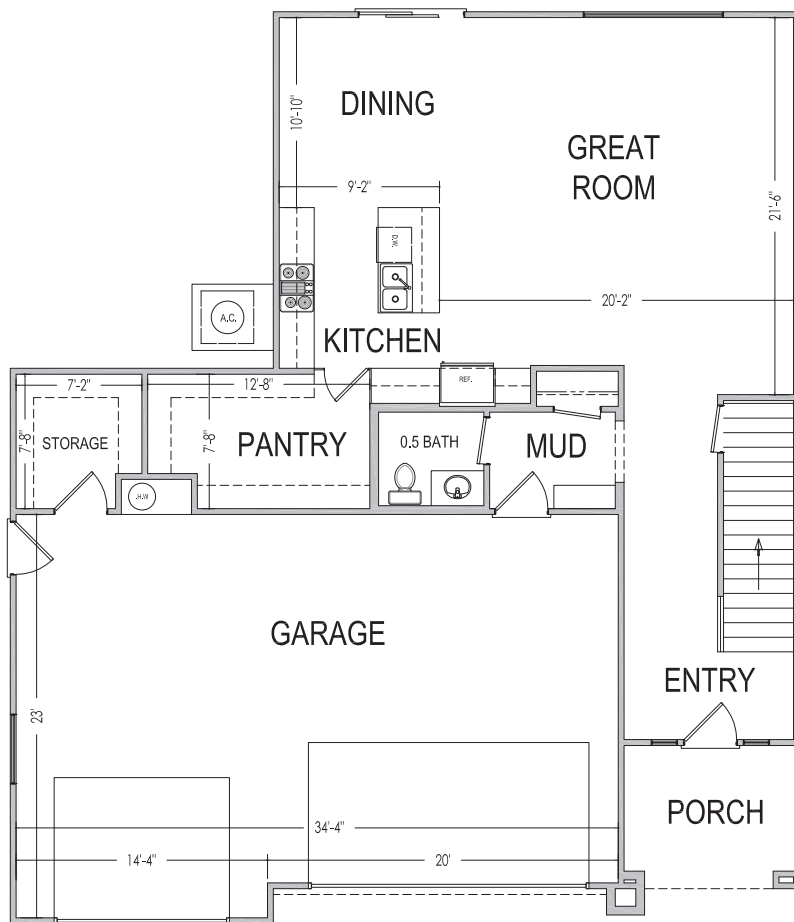
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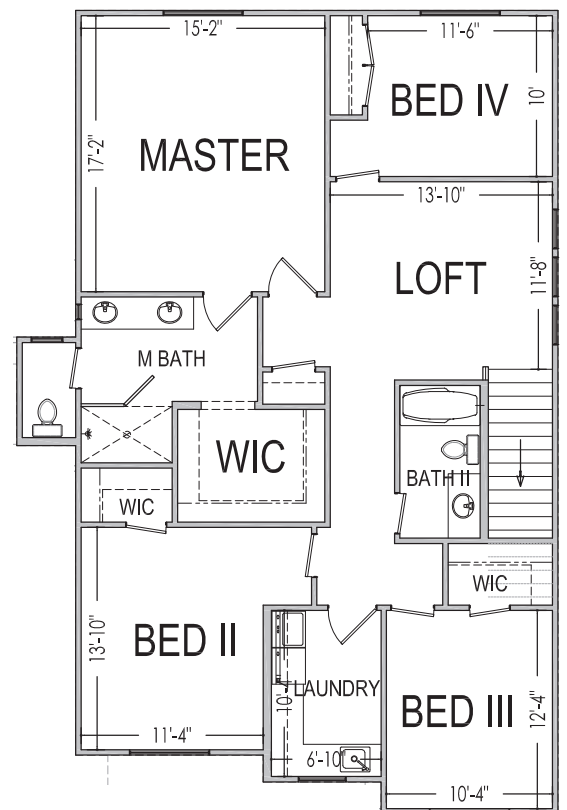


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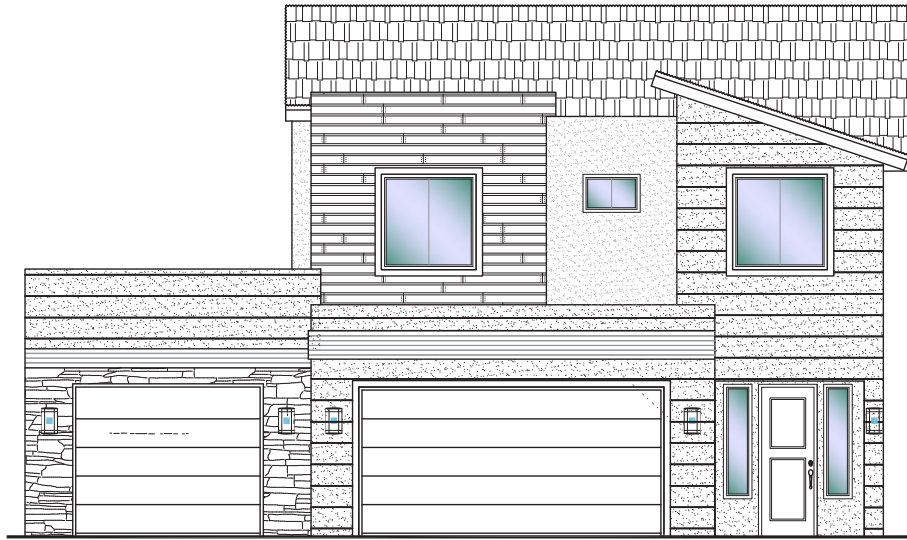
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3 Bed | 2.5 Bath | 3 Car Garage

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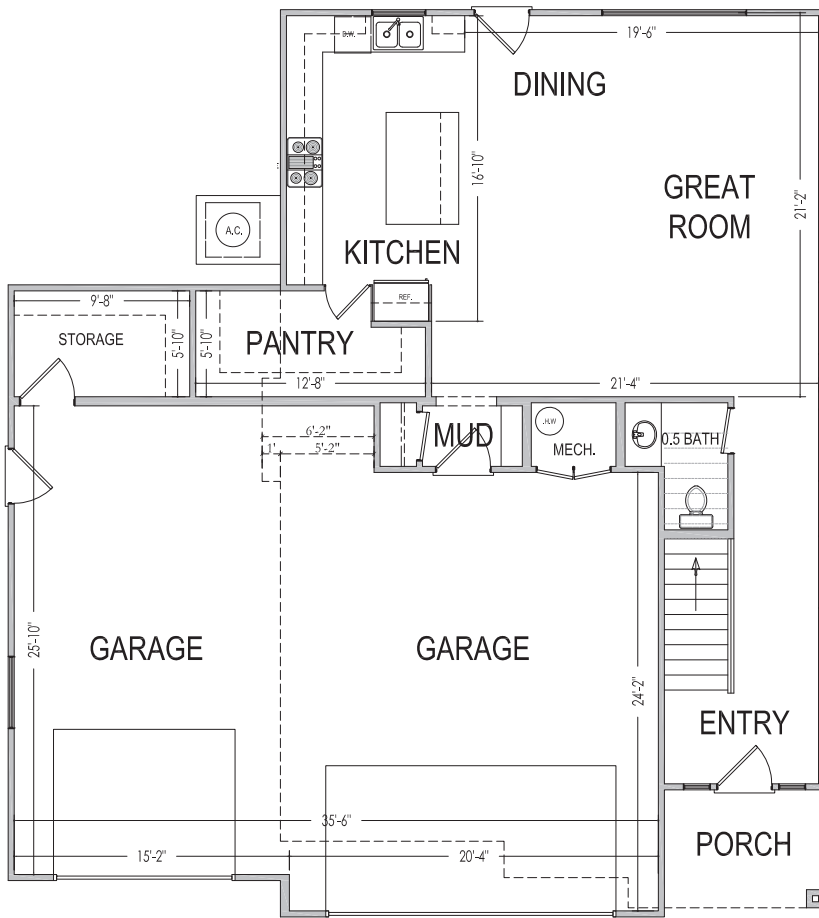
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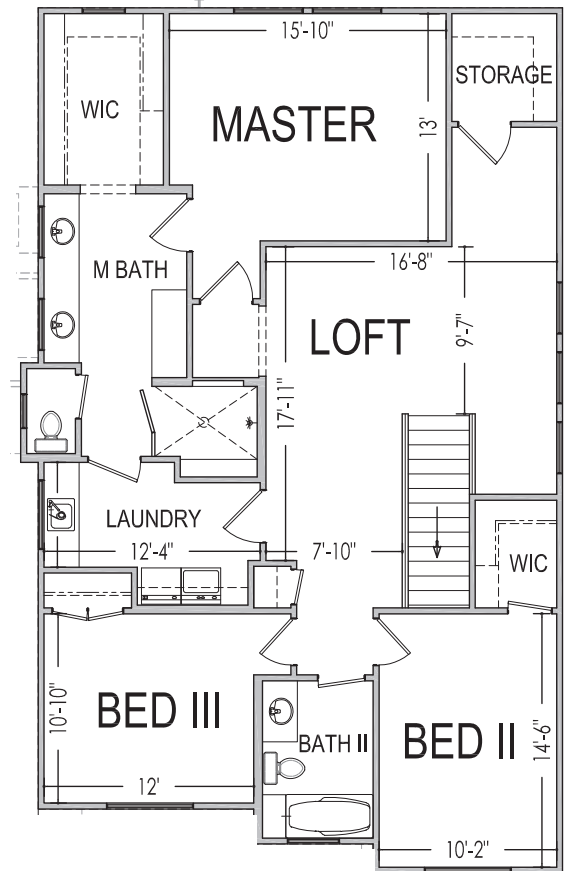


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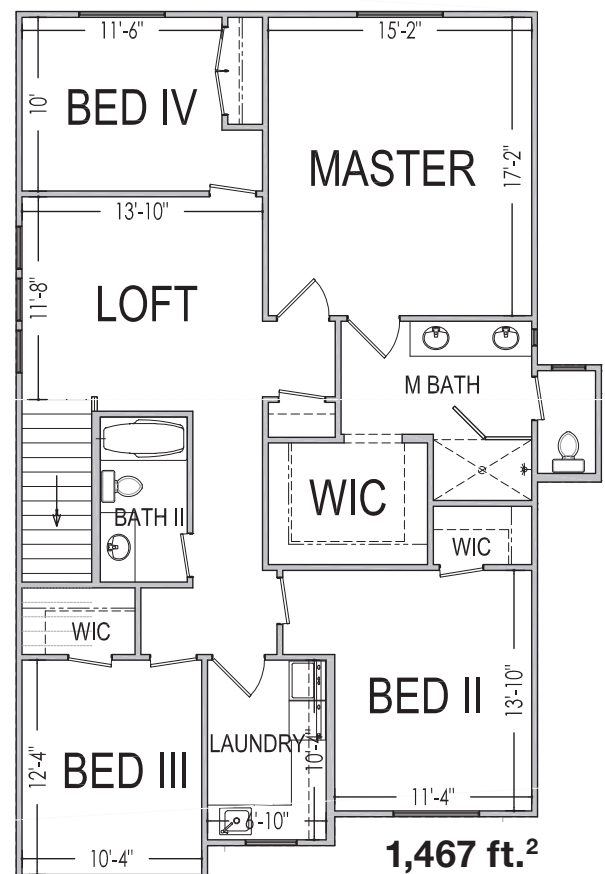
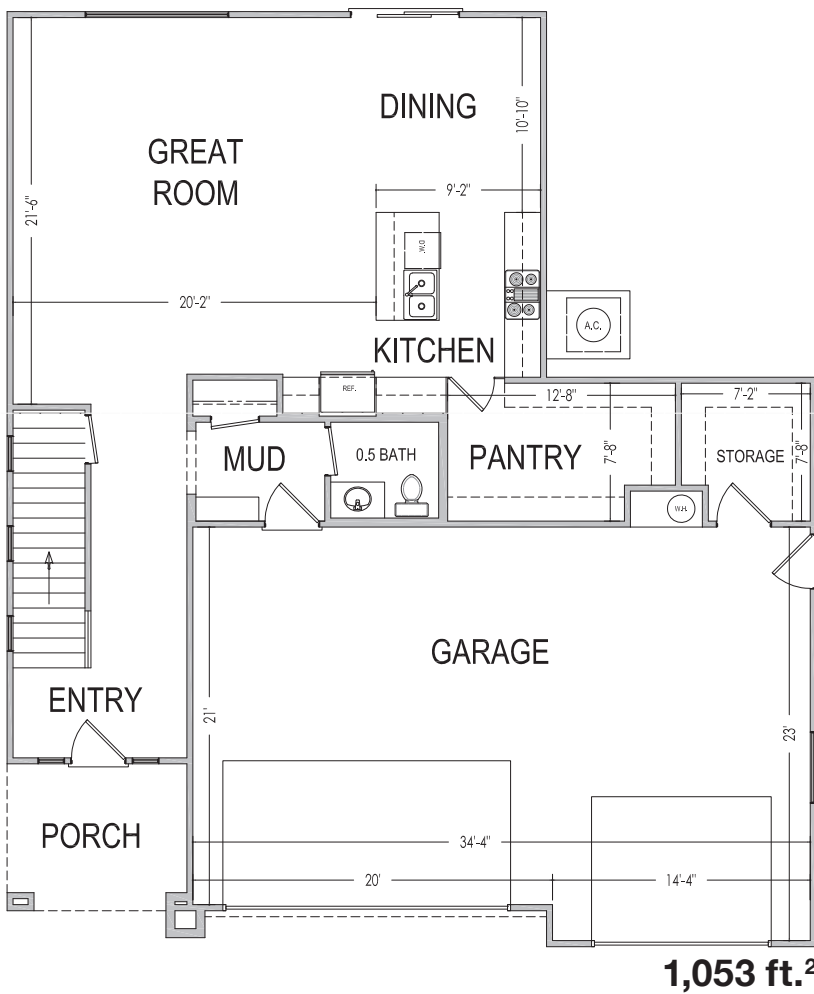
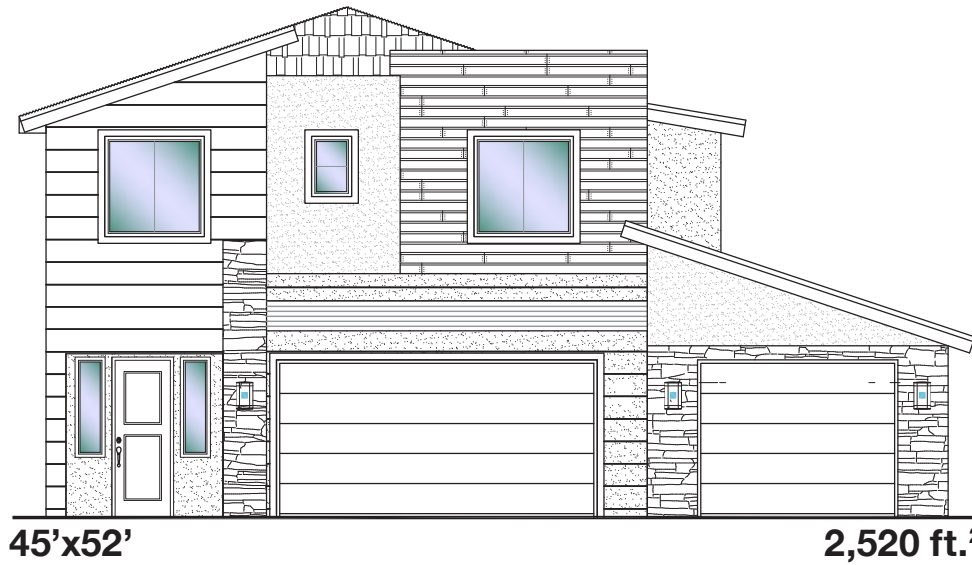
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#314 - FOR SALE*
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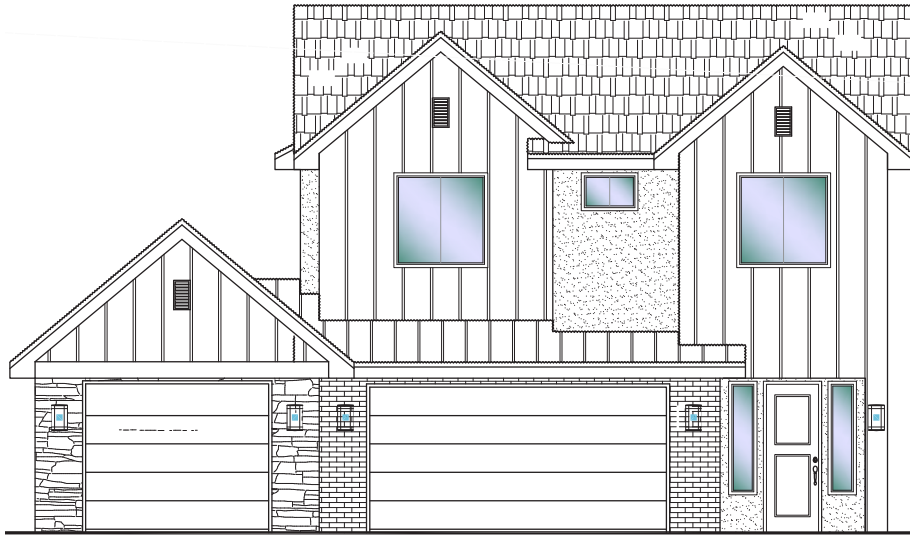
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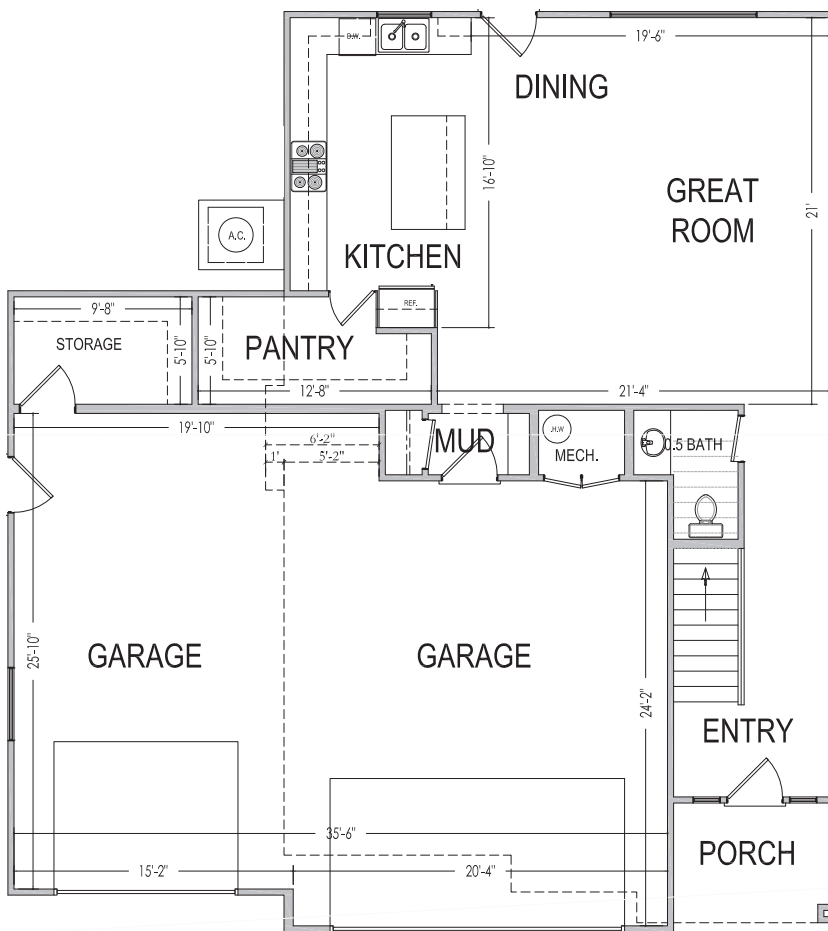
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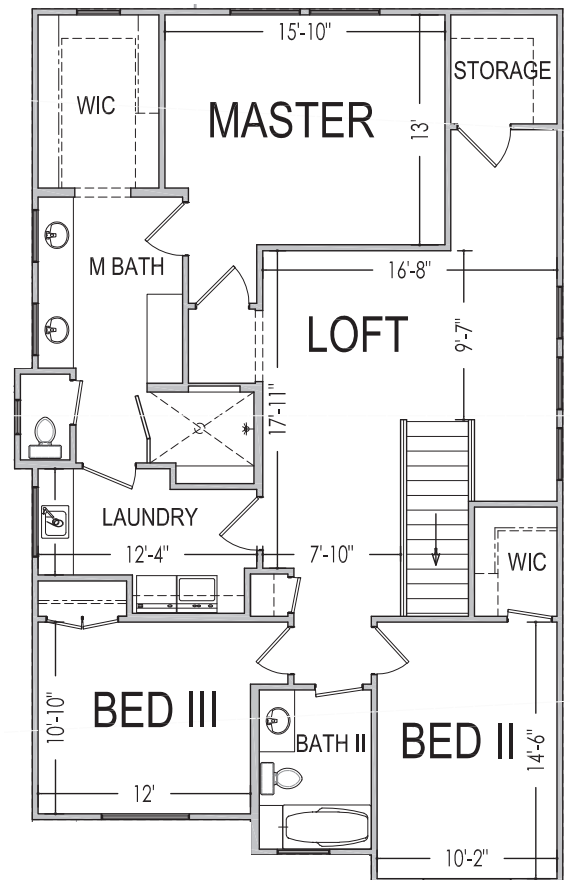


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#316 - FOR SALE*
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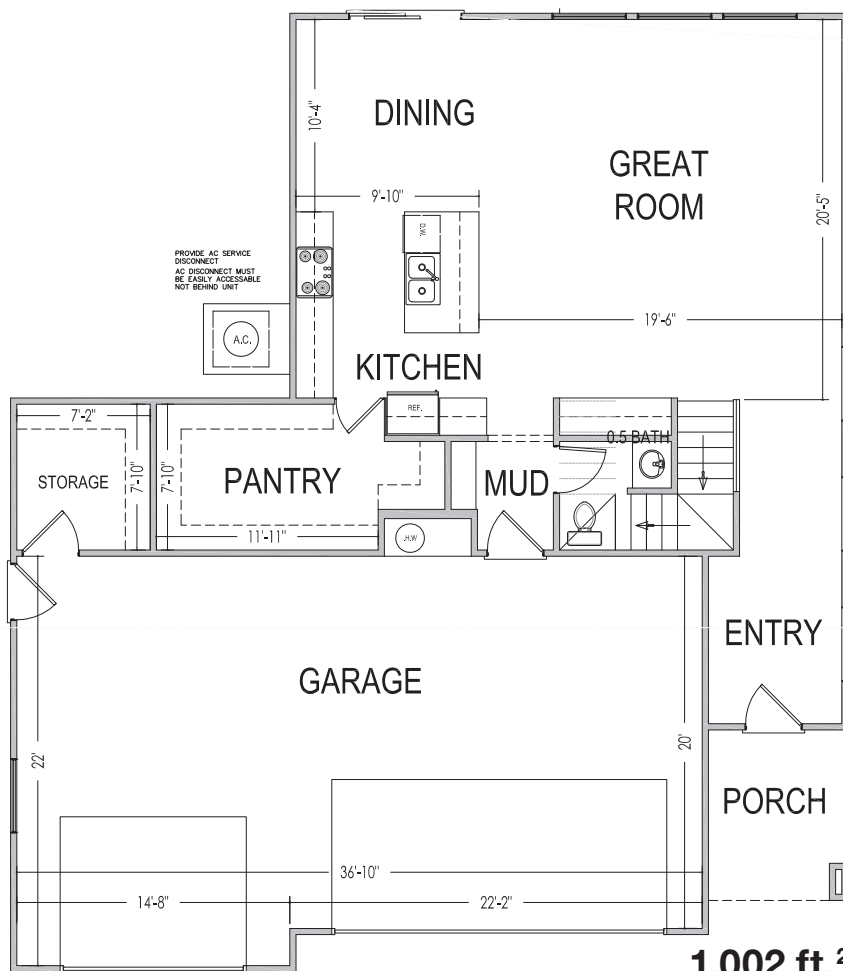
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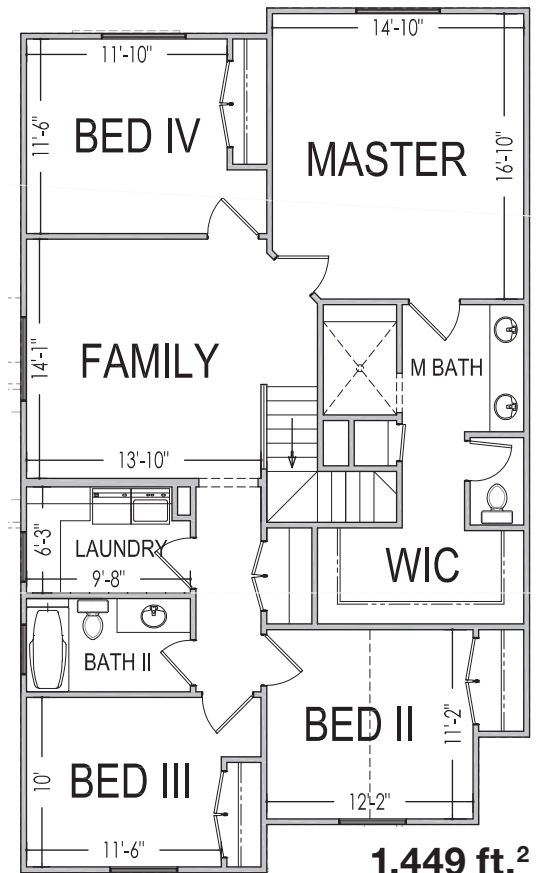


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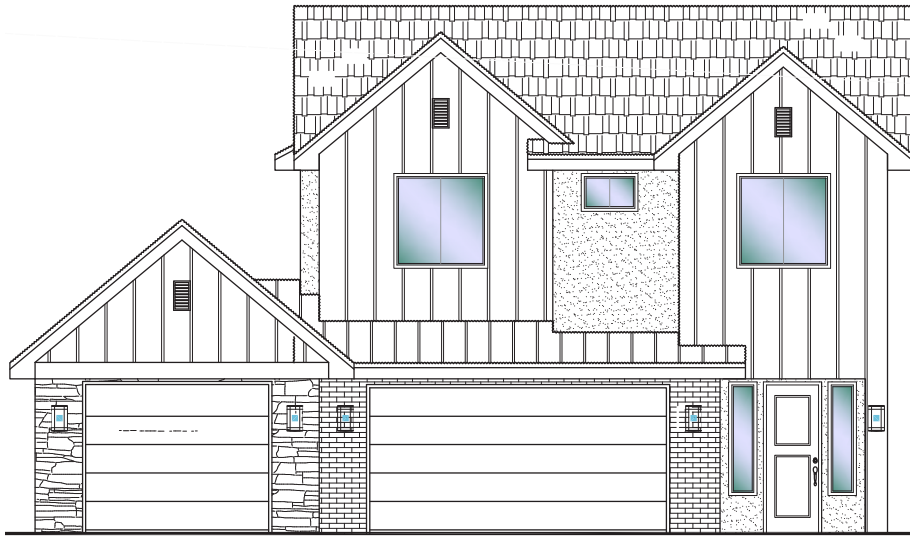
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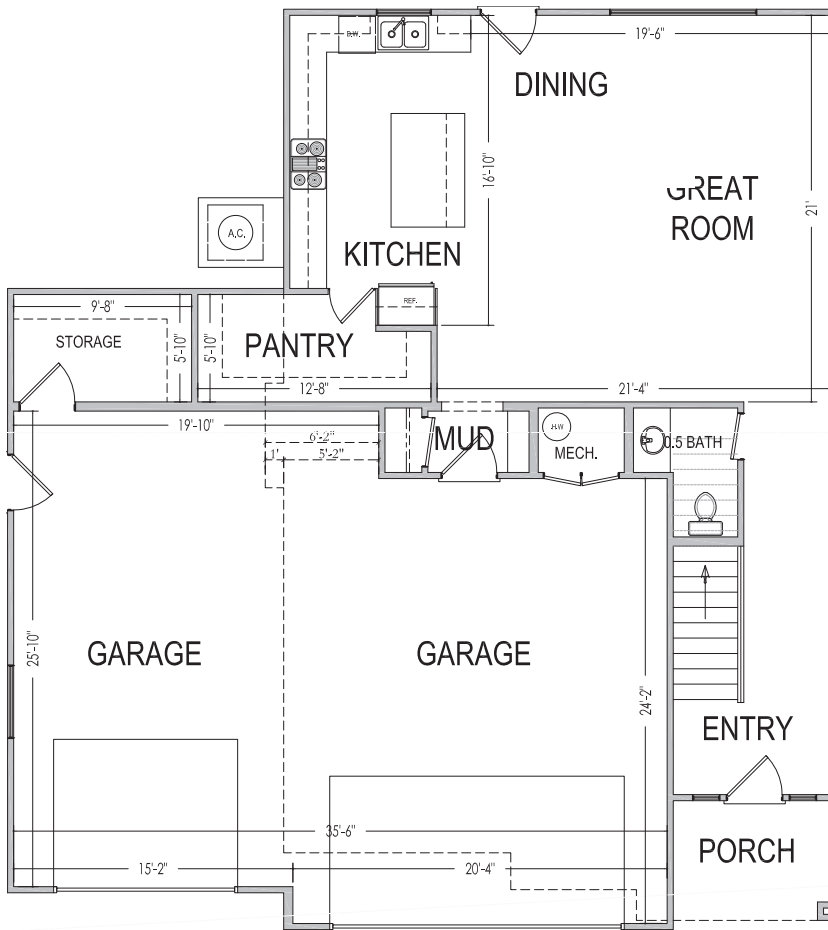
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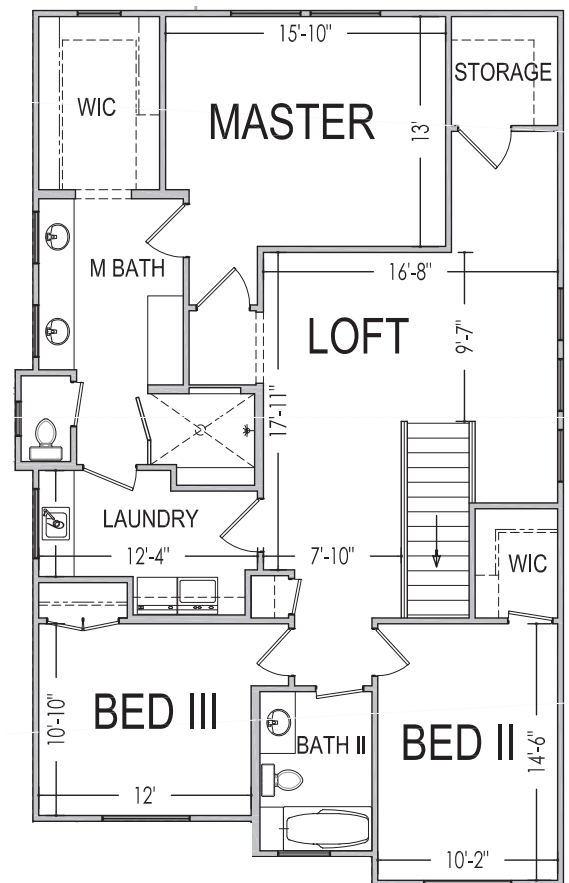


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HOA INFORMATION

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HOA Includes:

Landscape Maintenance of Common Areas

Liability Insurance

Administration / Management

Annual Total \$180.00

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

Payable to:

Desert Reserve HOA
1240 E. 100 S. Ste. #5
St. George, Utah 84790
Phone: (435) 619-5336

Utah First
PROPERTY MANAGEMENT



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

New Buyer Administration Fee..... \$50

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