

**Desert Reserve****NEW HOMES FOR SALE**

With Estimated Pricing and Completion Dates\*

**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*	<b>CONTRACT</b>
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*	<b>CONTRACT</b>
313	2451	2	4	2.5	3 Car	Move-In-Ready*	<b>CONTRACT</b>
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*	<b>CONTRACT</b>

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

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



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**MLS**



**S&S Realty**  
SOLUTIONS



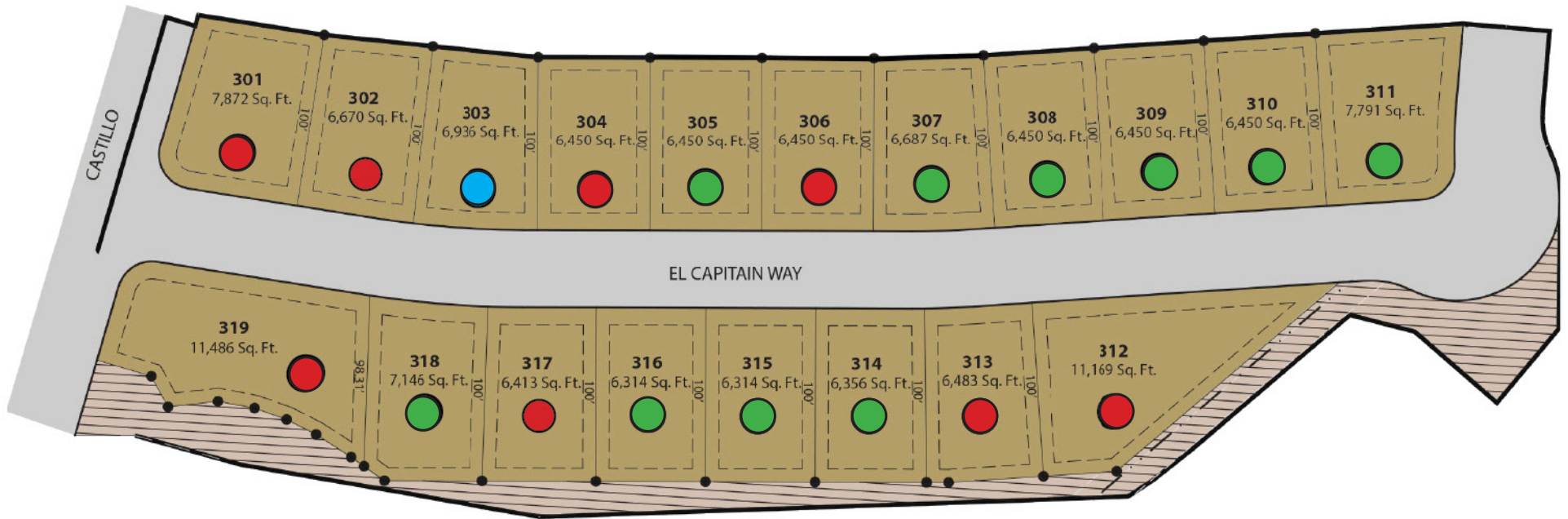


**Desert Reserve**

# PLAT MAP

PHASE 3

**S&S Homes**  
www.sshomes.info



- FOR SALE
- / / / FUTURE HOME
- SOLD
- DECORATED

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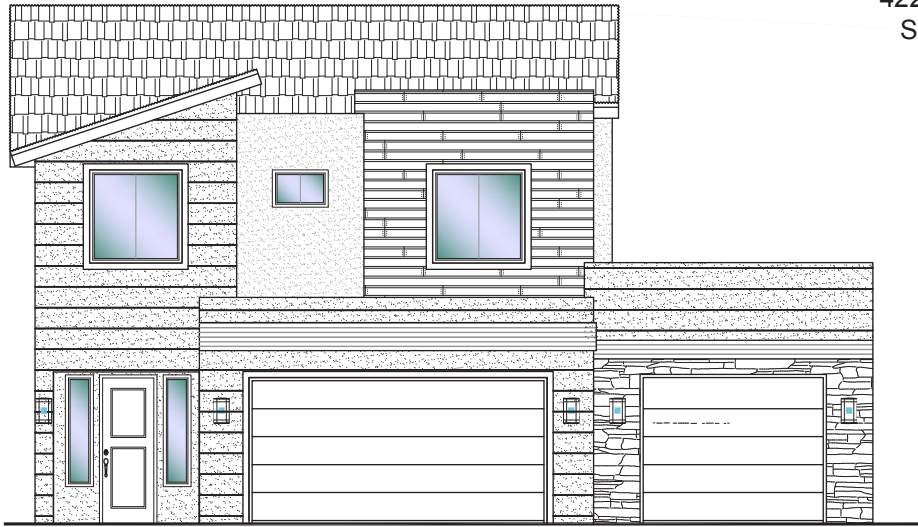




**Desert Reserve** #303 - FOR SALE\*  
3 Bed | 2.5 Bath | 3 Car Garage

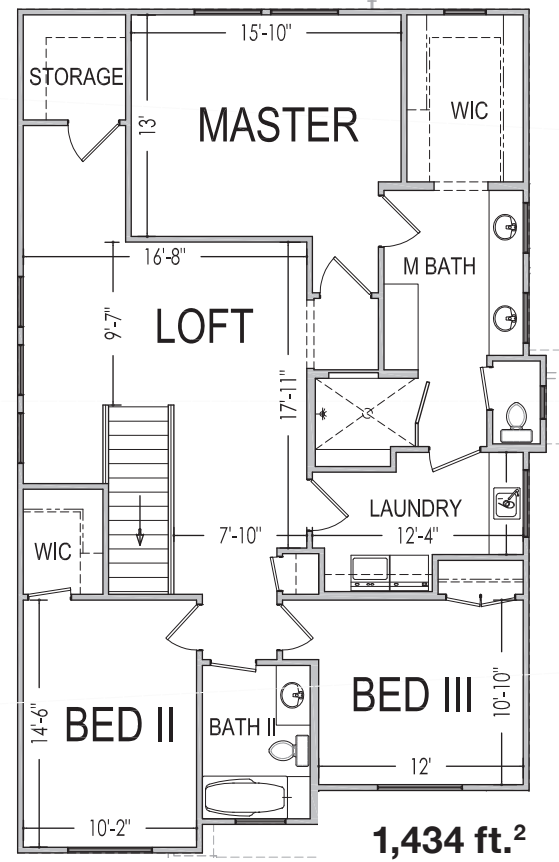
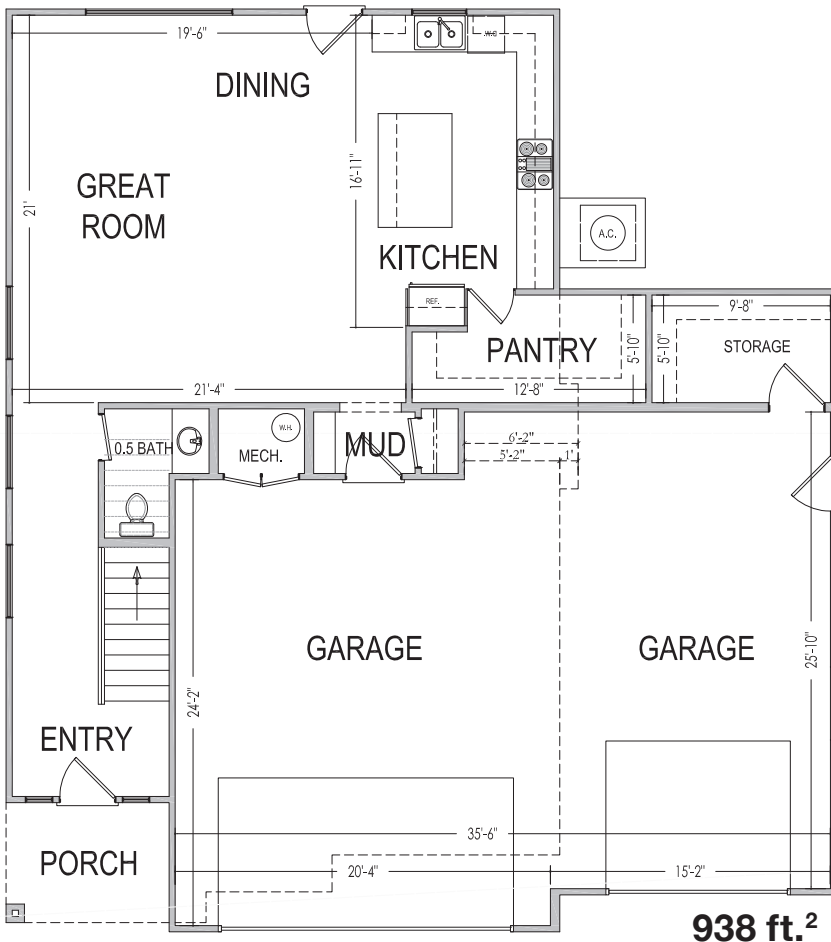
**S&S Homes**  
www.sshomes.info

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



45'x50'

2,372 ft.<sup>2</sup>



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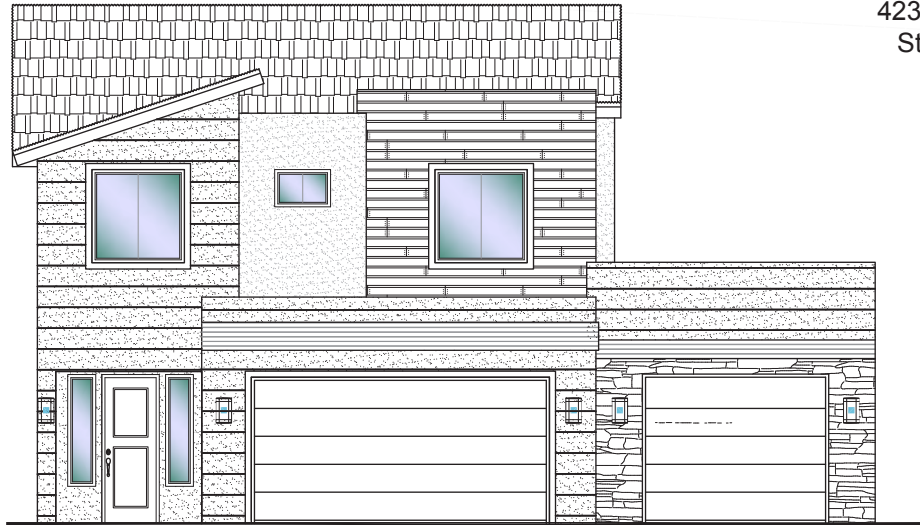




**Desert Reserve** #305 - FOR SALE\*  
3 Bed | 2.5 Bath | 3 Car Garage

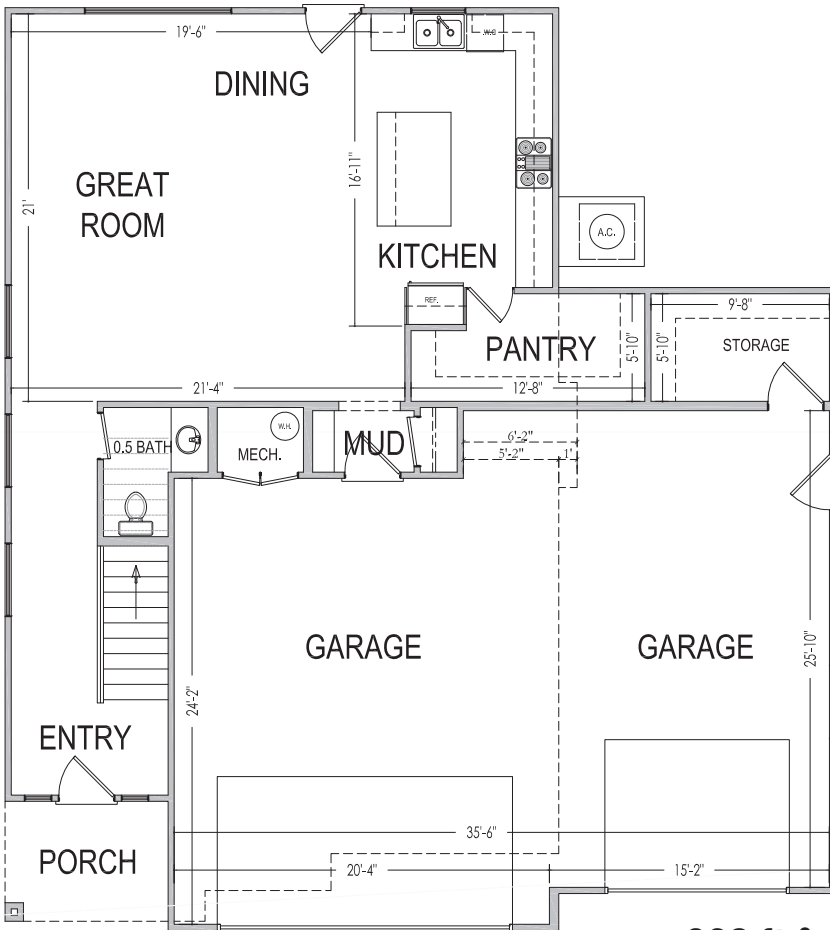
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4237 E. El Capitan Way  
St. George, UT 84790

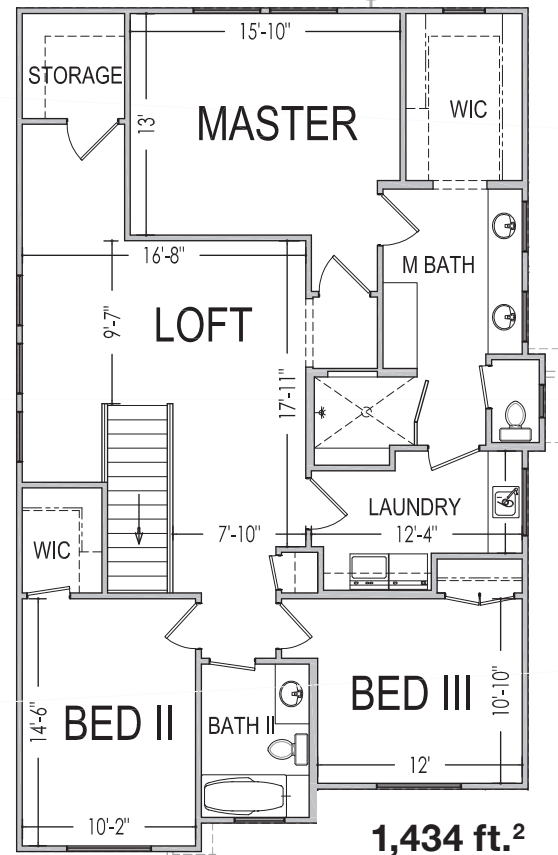


45'x50'

2,372 ft.<sup>2</sup>



938 ft.<sup>2</sup>



1,434 ft.<sup>2</sup>

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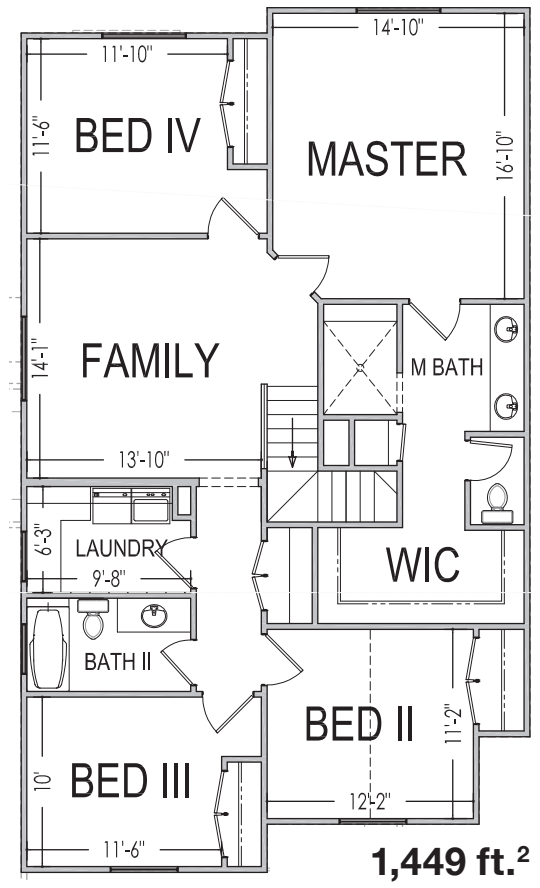
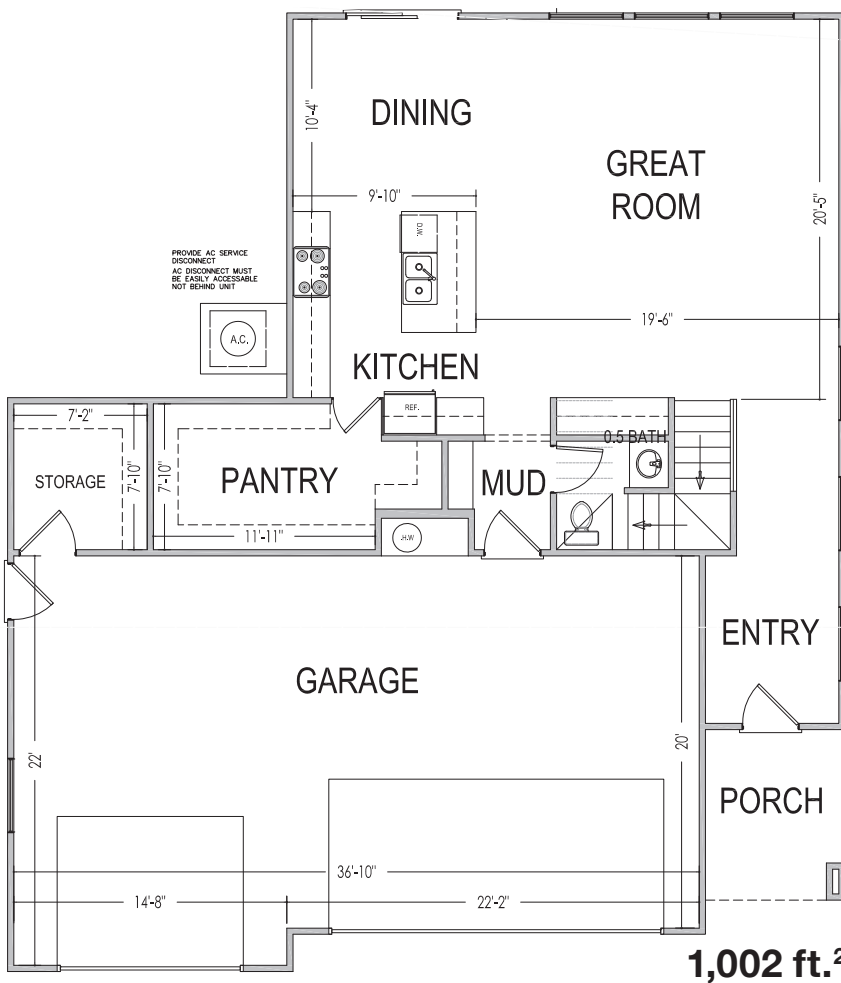
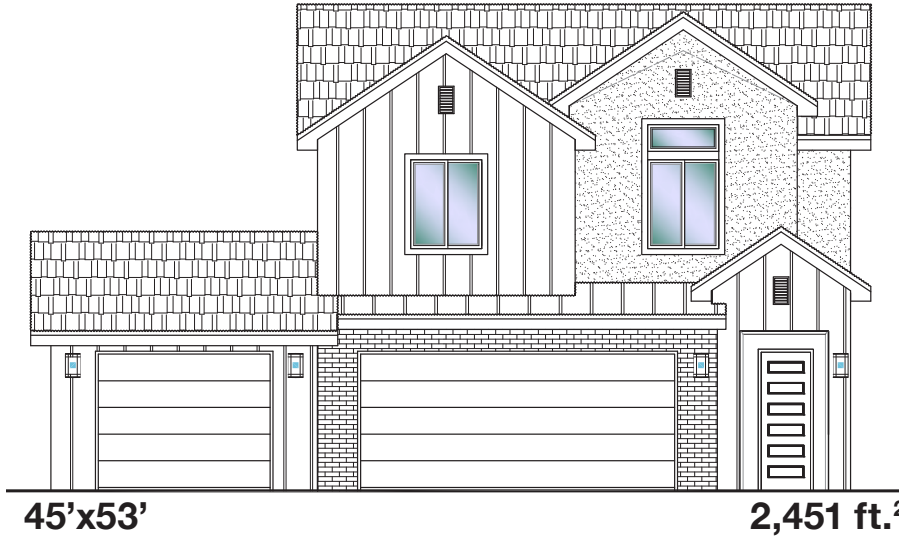




**Desert Reserve** #306 - FOR SALE\*  
4 Bed | 2.5 Bath | 3 Car Garage

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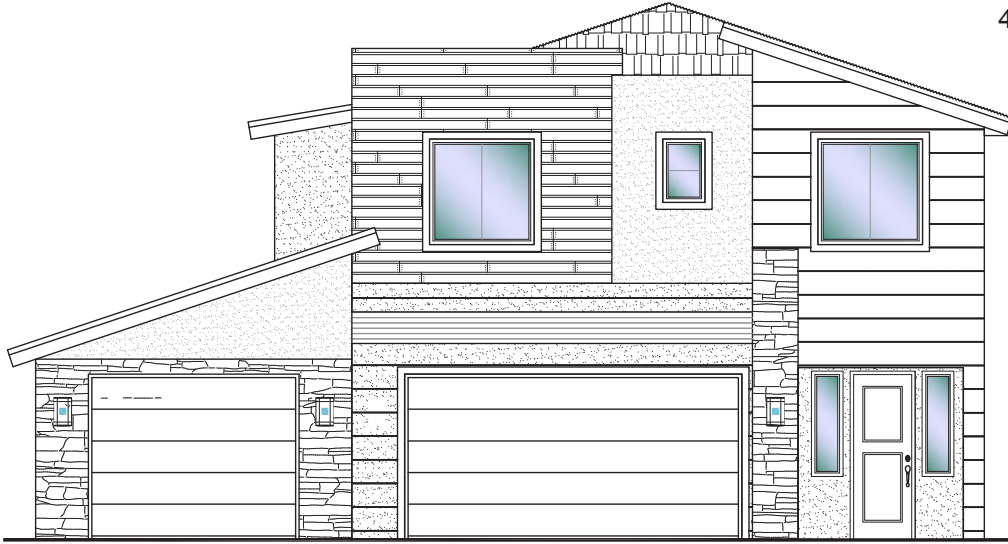




**Desert Reserve #307 - FOR SALE\***  
 4 Bed | 2.5 Bath | 3 Car Garage

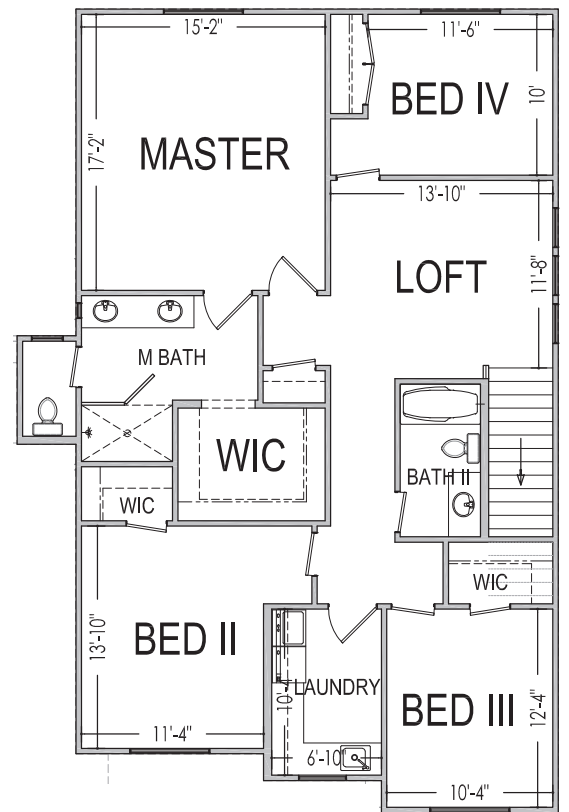
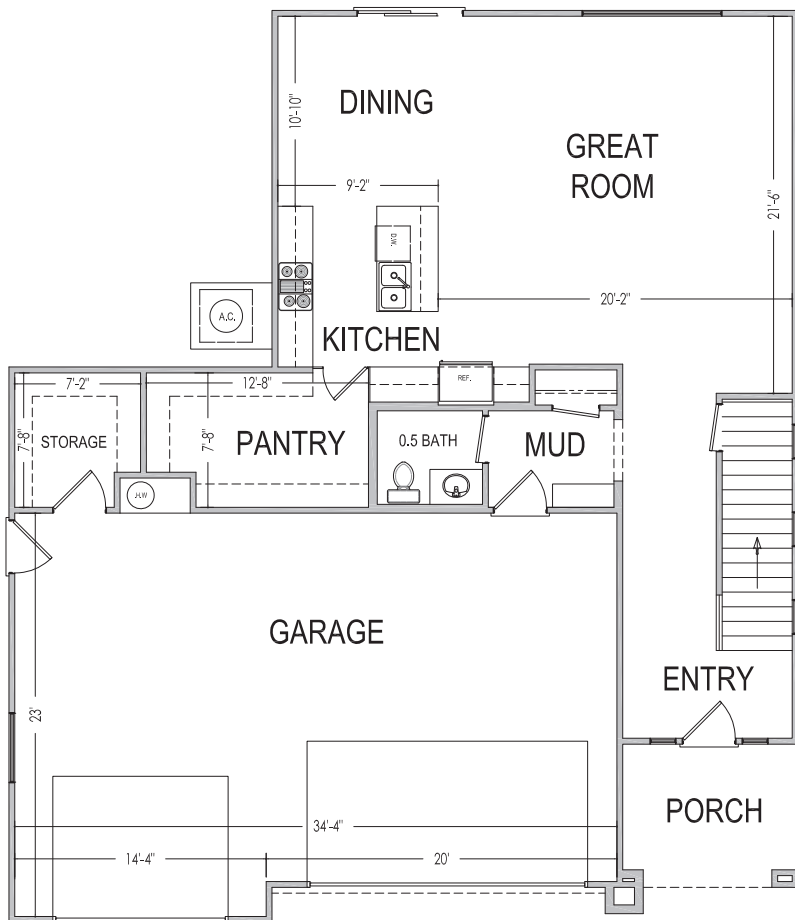
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4253 E. El Capitan Way  
 St. George, UT 84790



**45'x52'**

**2,520 ft.<sup>2</sup>**



**1,467 ft.<sup>2</sup>**

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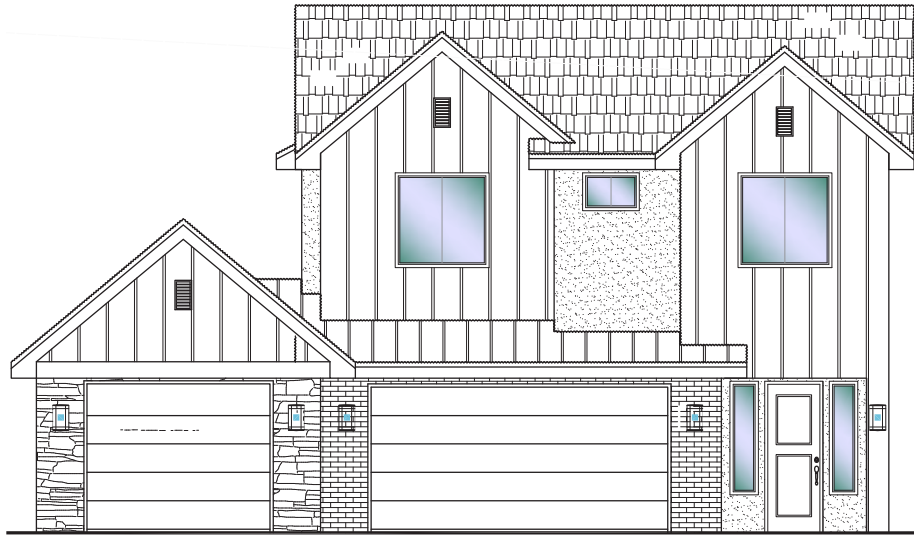


**Desert Reserve** **#308 - FOR SALE\***  
3 Bed | 2.5 Bath | 3 Car Garage

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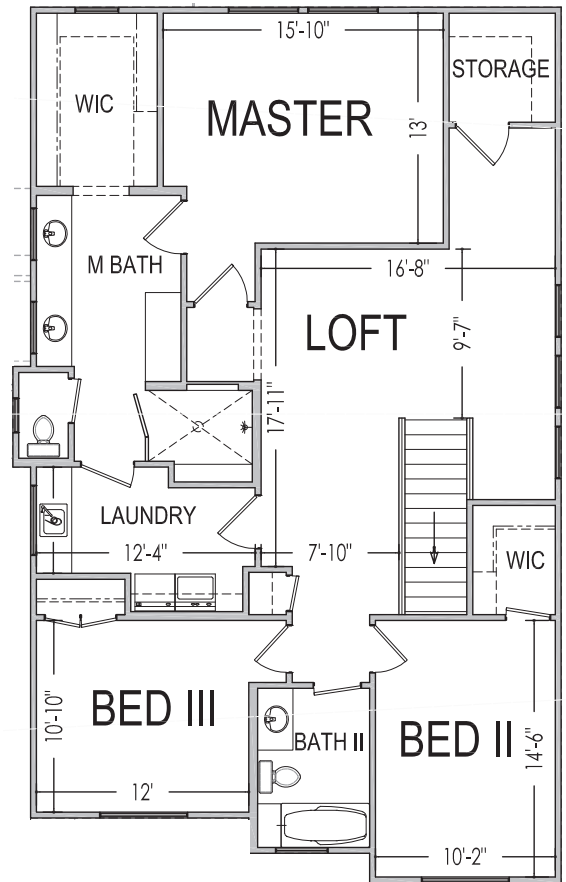
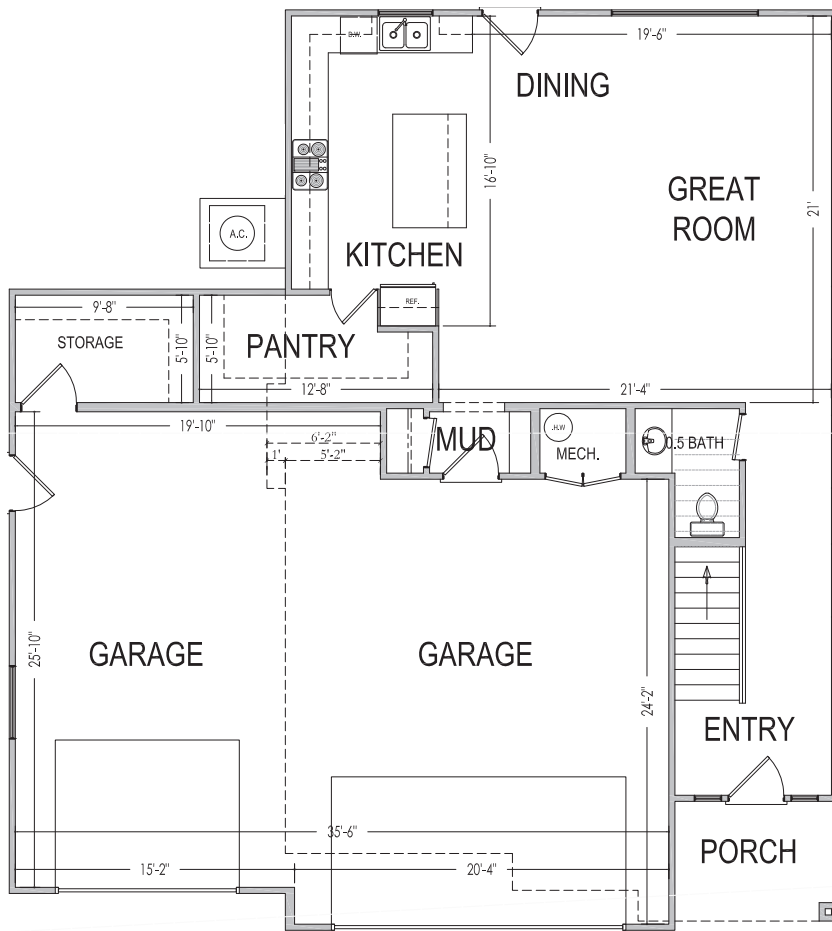
www.sshomes.info

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



**45'x50'**

**2,372 ft.<sup>2</sup>**



**1,434 ft.<sup>2</sup>**

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4 Bed | 2.5 Bath | 3 Car Garage



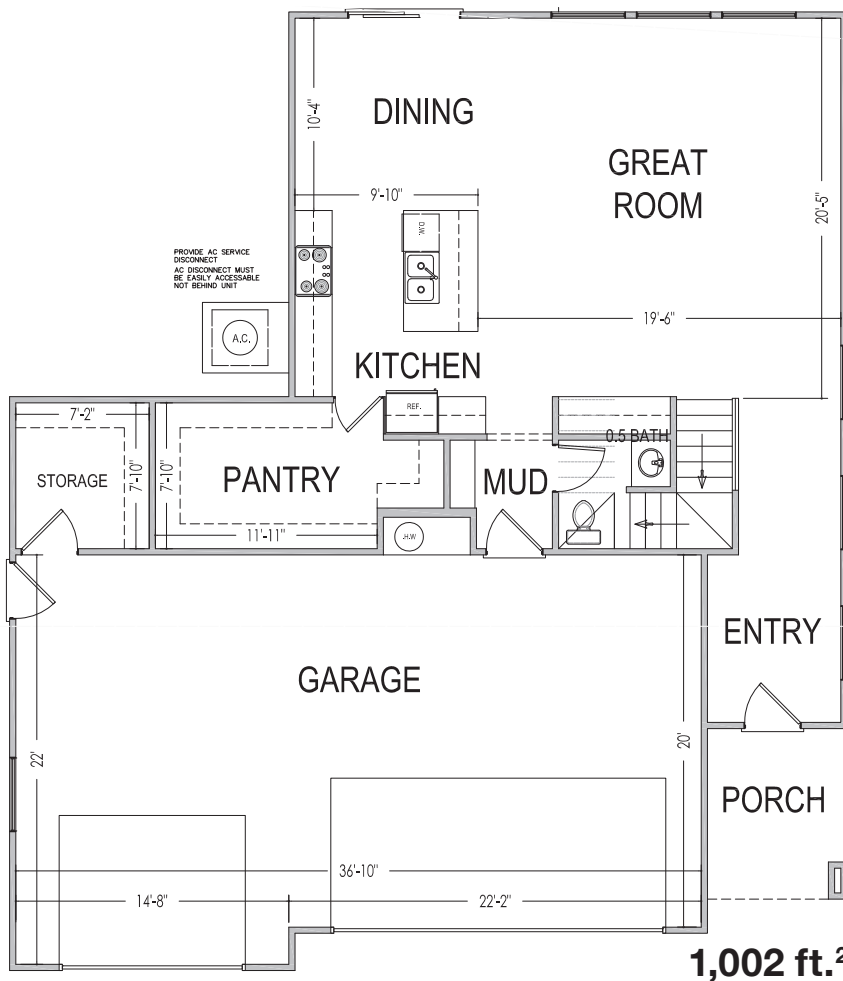
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4267 E. El Capitan Way  
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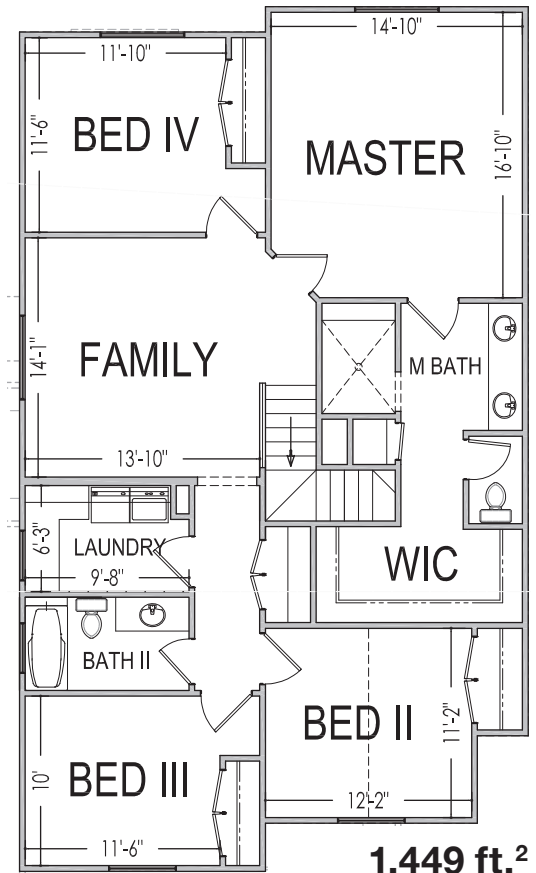


**45'x53'**

**2,451 ft.<sup>2</sup>**



**1,002 ft.<sup>2</sup>**



**1,449 ft.<sup>2</sup>**

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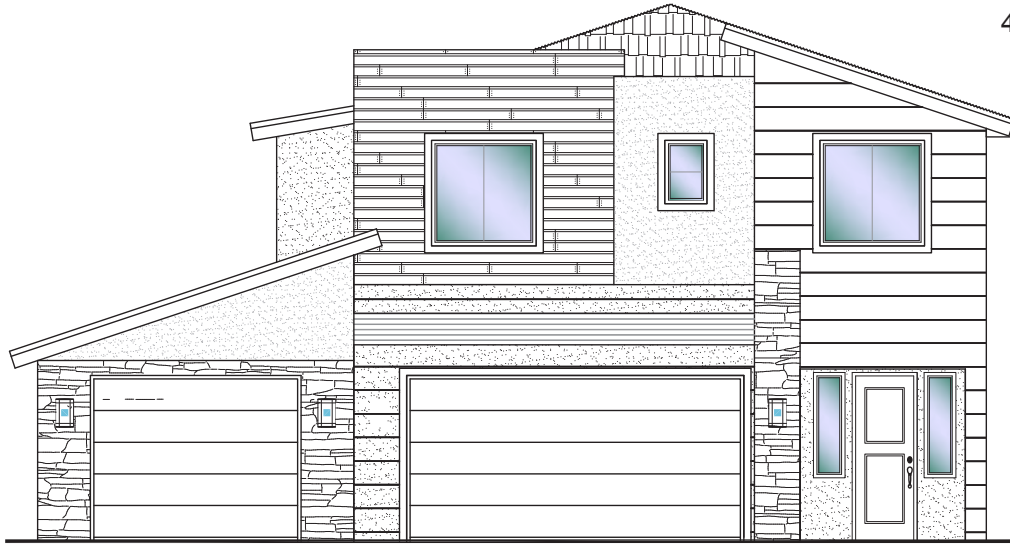
**Desert Reserve**

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4 Bed | 2.5 Bath | 3 Car Garage

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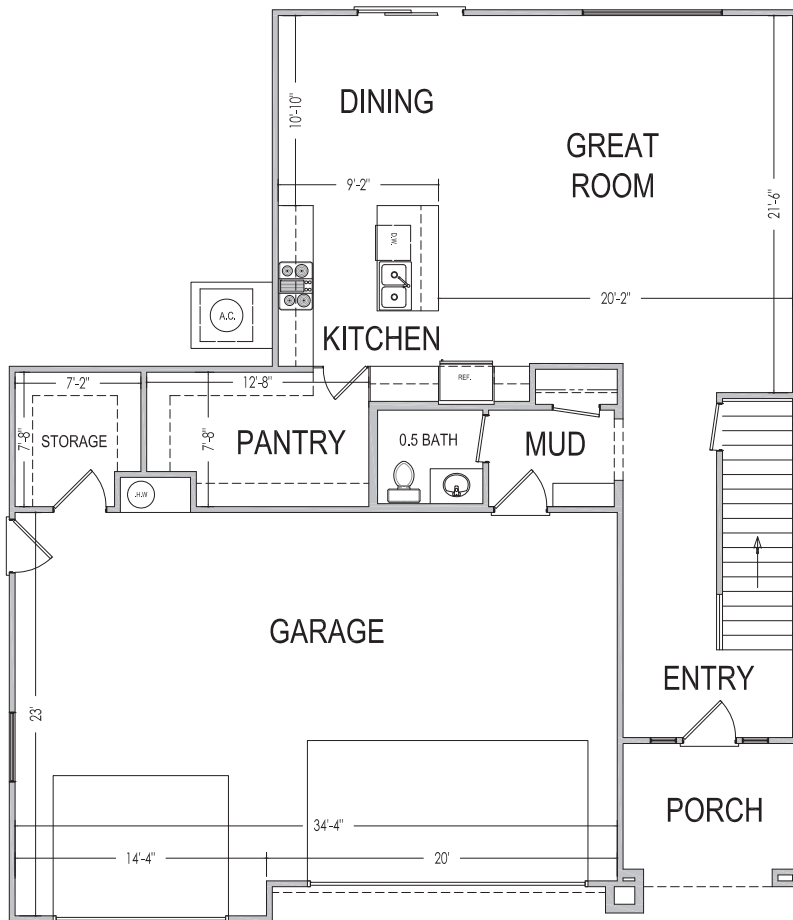
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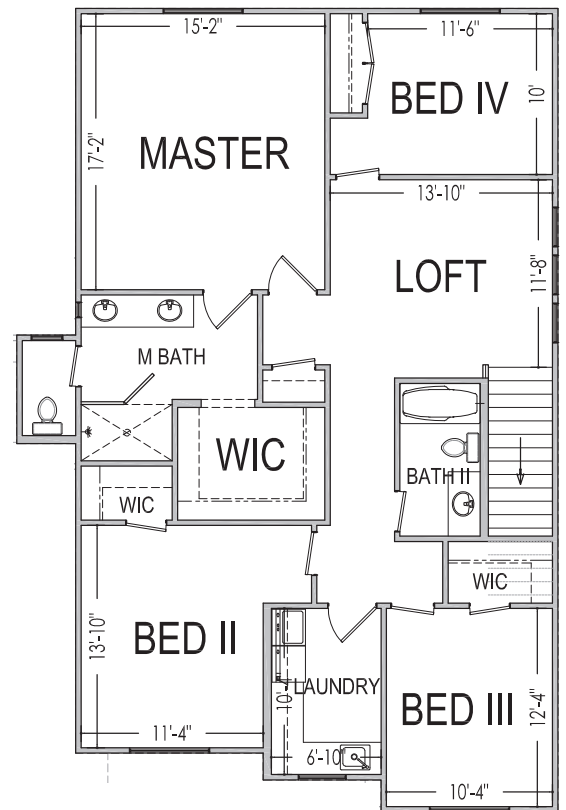


**45'x52'**

**2,520 ft.<sup>2</sup>**



**1,053 ft.<sup>2</sup>**



**1,467 ft.<sup>2</sup>**

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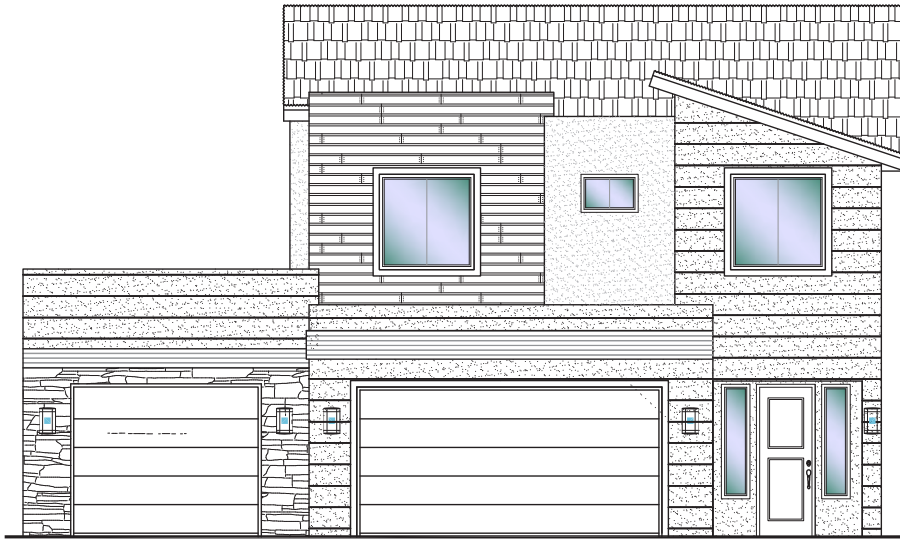


**Desert Reserve** #311 - FOR SALE\*  
3 Bed | 2.5 Bath | 3 Car Garage

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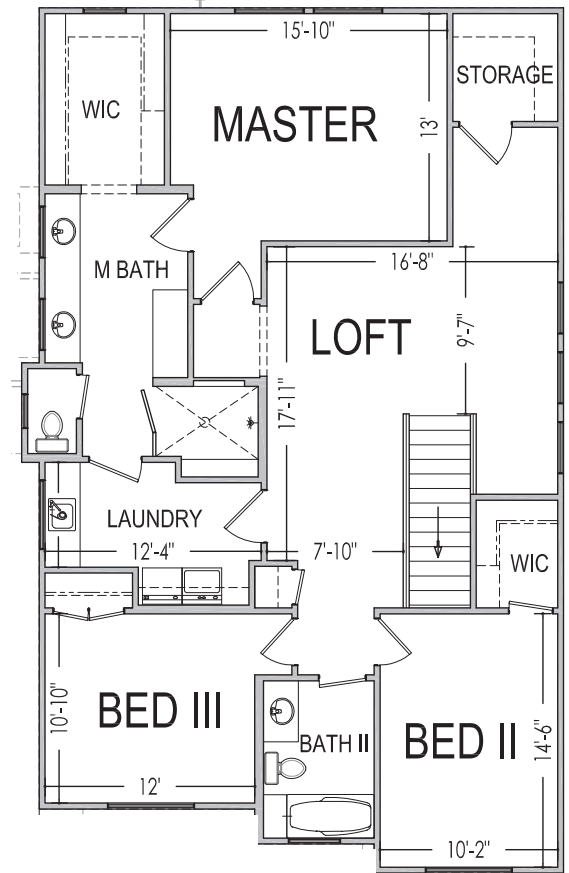
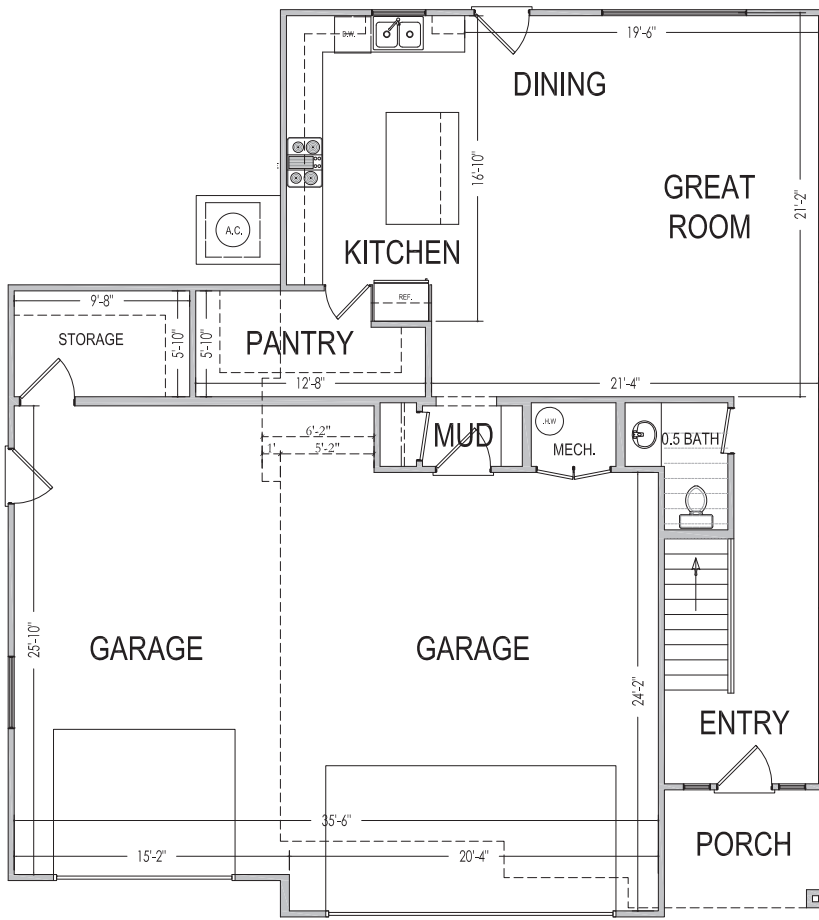
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4285 E. El Capitan Way  
St. George, UT 84790



45'x50'

2,372 ft.<sup>2</sup>



**1,434 ft.<sup>2</sup>**

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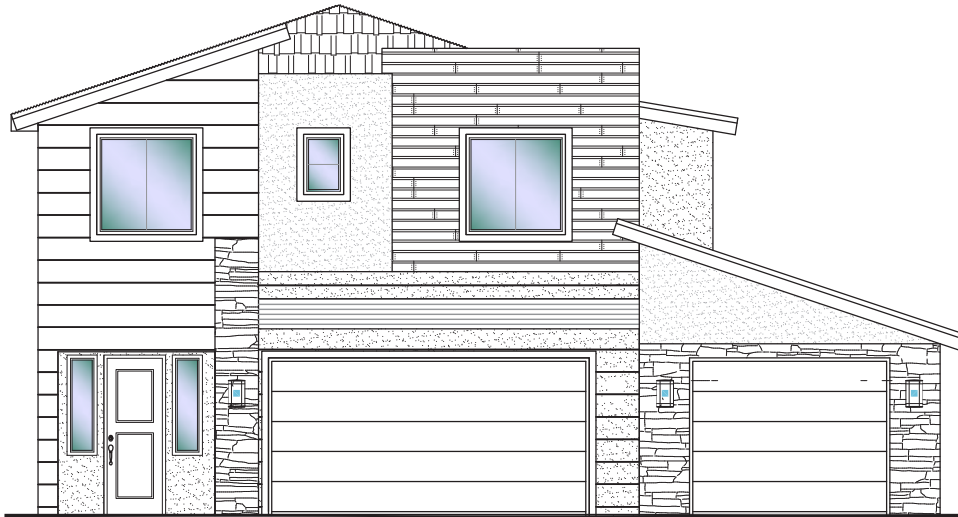


**Desert Reserve** #314 - FOR SALE\*  
4 Bed | 2.5 Bath | 3 Car Garage

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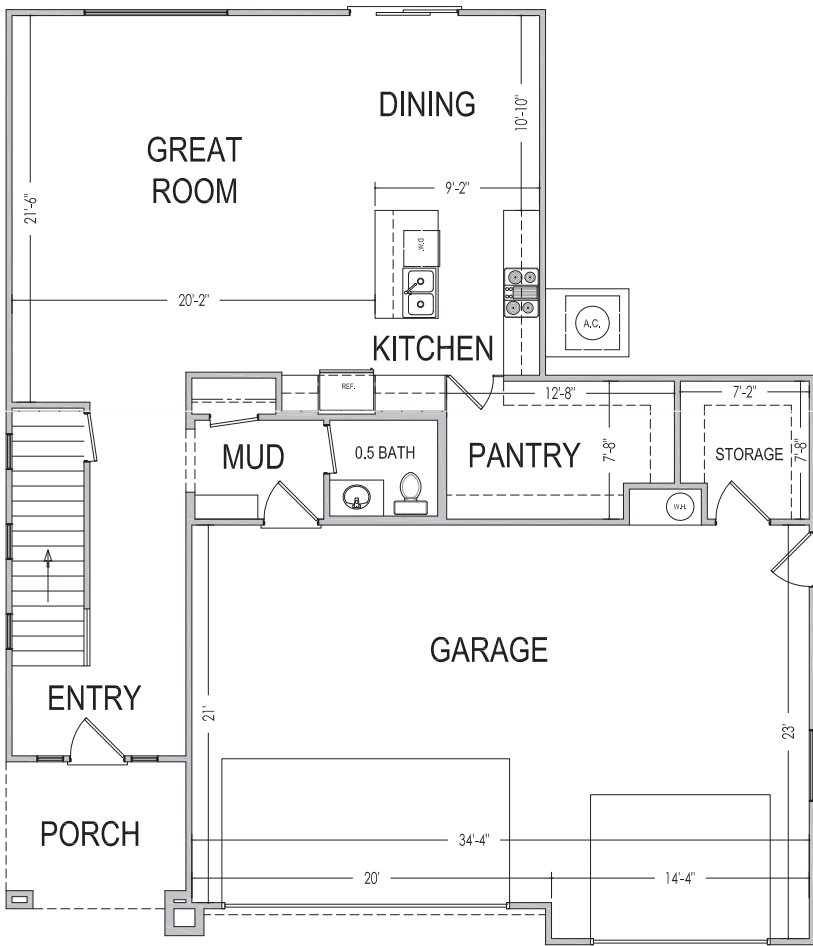
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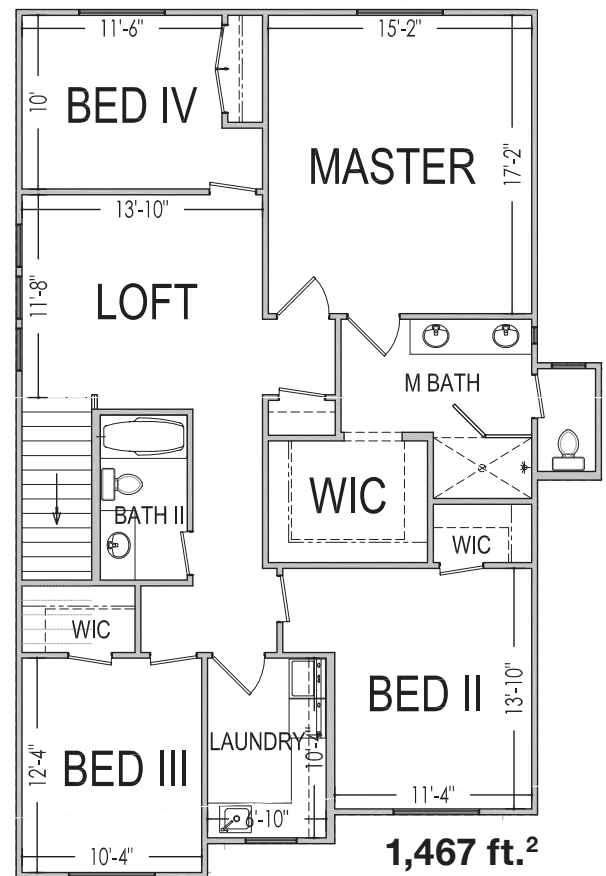


45'x52'

2,520 ft.<sup>2</sup>



1,053 ft.<sup>2</sup>



1,467 ft.<sup>2</sup>

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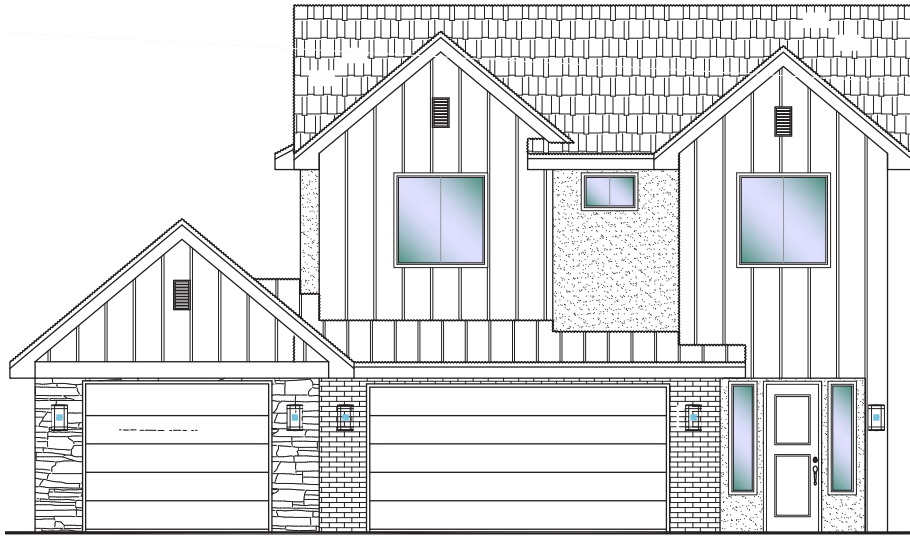
**#315 - FOR SALE\***

3 Bed | 2.5 Bath | 3 Car Garage

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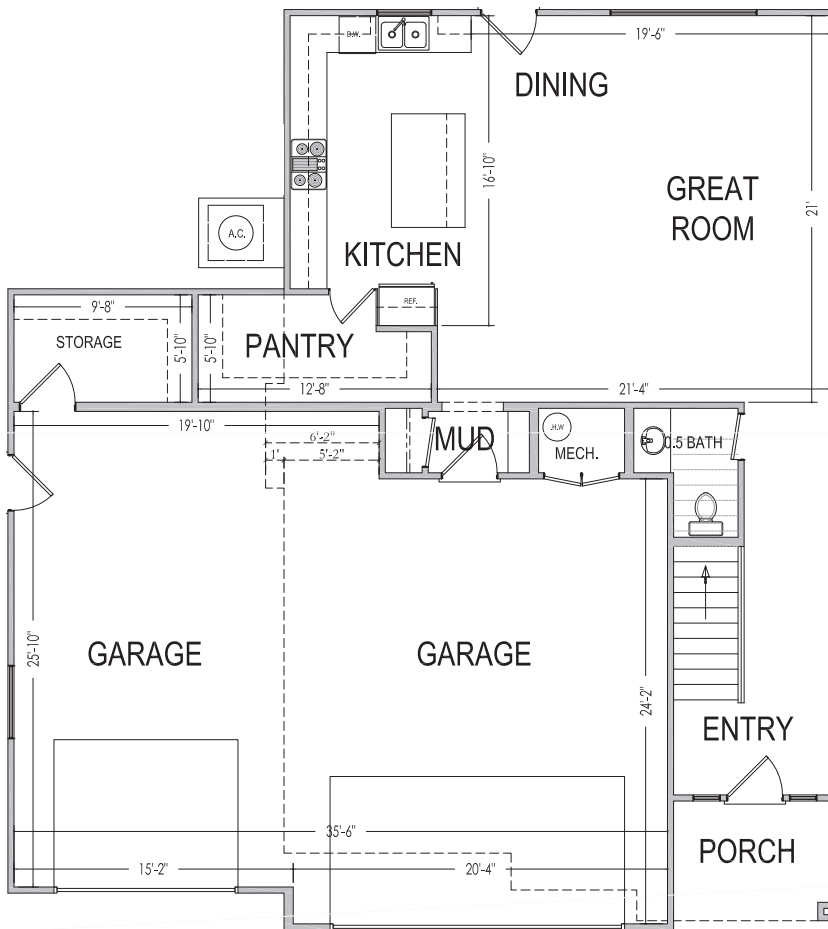
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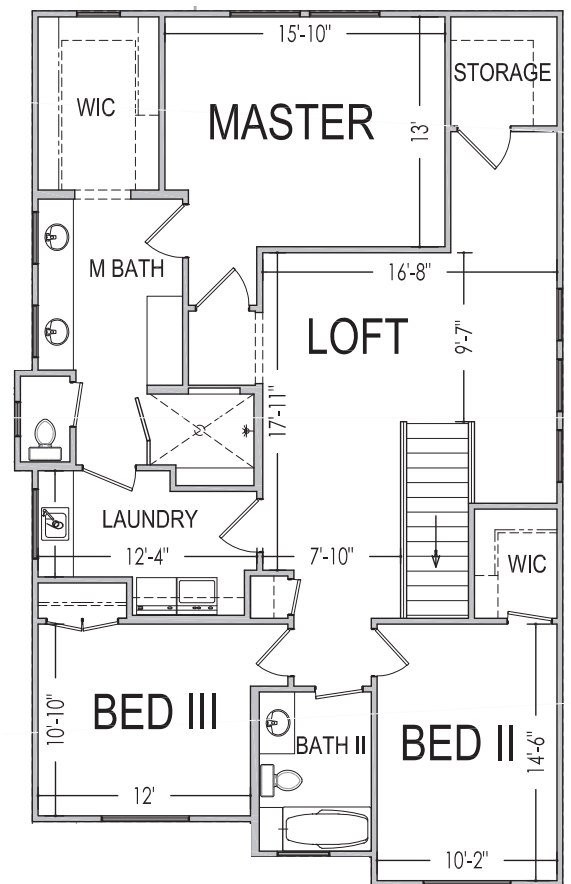


**45'x50'**

**2,372 ft.<sup>2</sup>**



**938 ft.<sup>2</sup>**



**1,434 ft.<sup>2</sup>**

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**Desert Reserve** #316 - FOR SALE\*  
4 Bed | 2.5 Bath | 3 Car Garage

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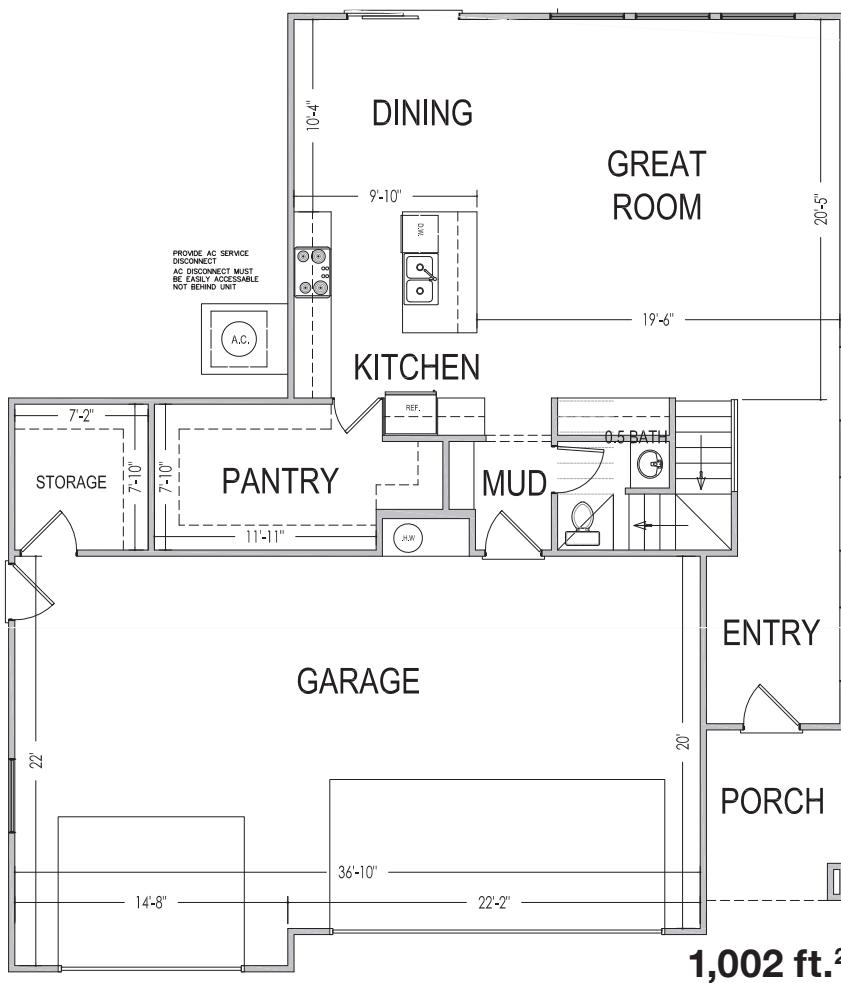
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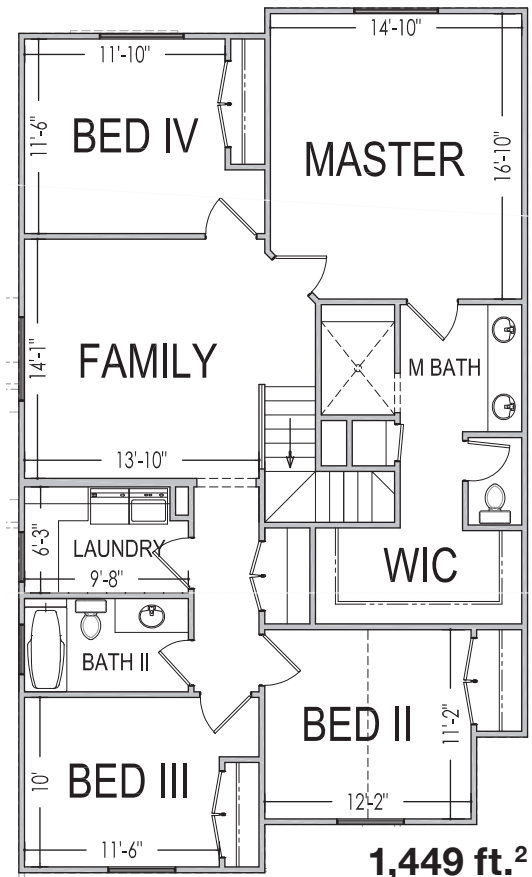


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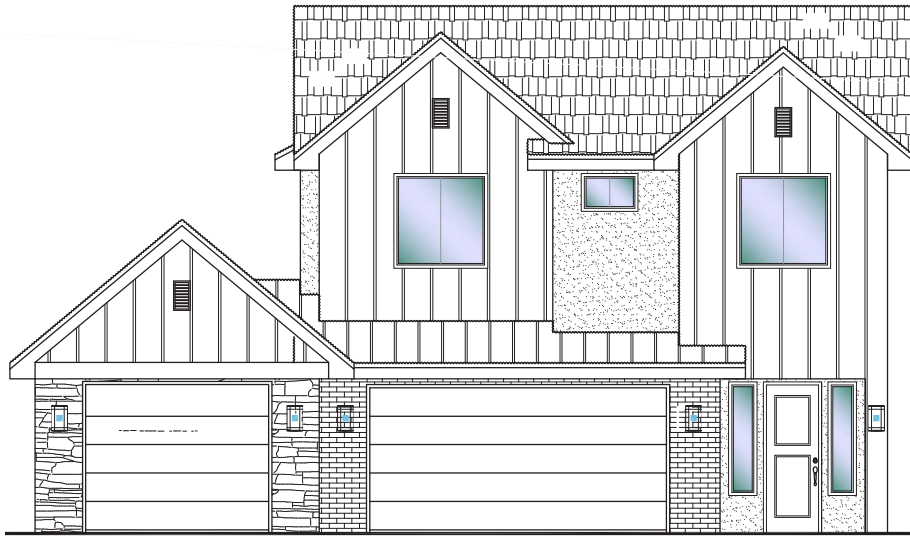


**Desert Reserve** #318 - FOR SALE\*  
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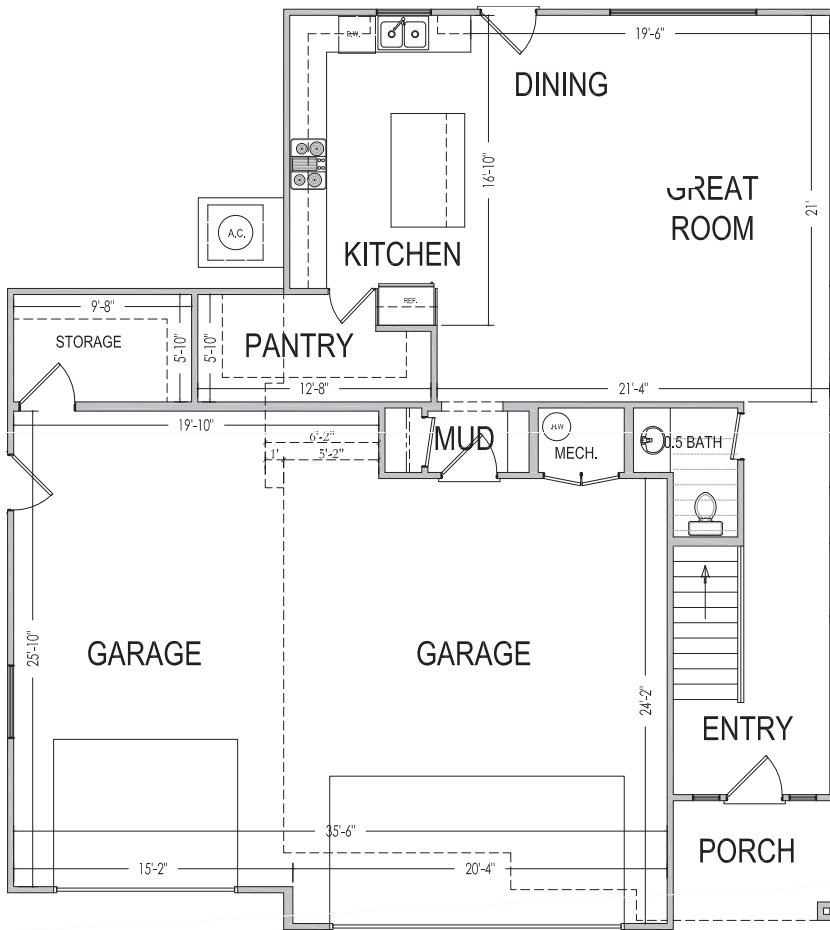
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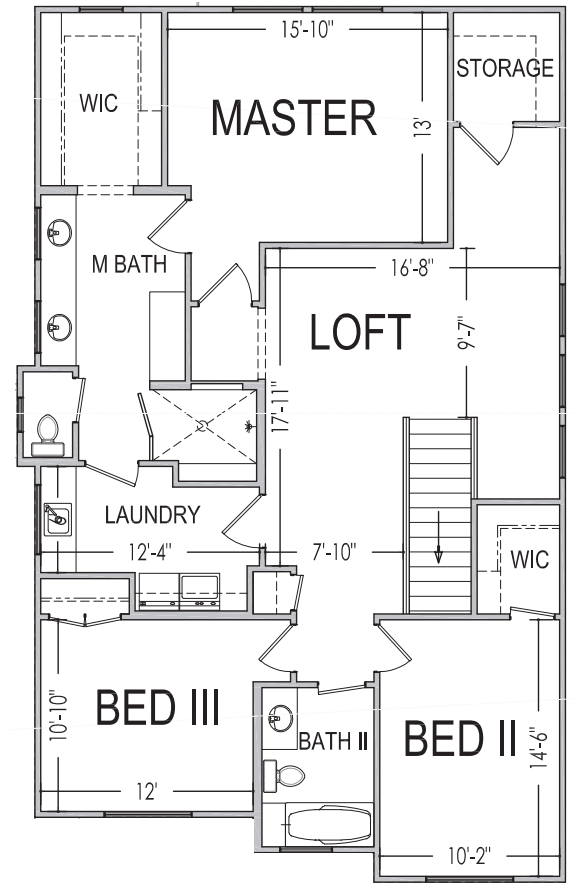


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# HOA INFORMATION

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## HOA Includes:

Landscape Maintenance of Common Areas

Liability Insurance

Administration / Management

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**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



**Desert Reserve**

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

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

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