



**Desert  
Reserve**

## NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates\*

05/13/2025

**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) | \$605,900*      |
| 305  | 2372    | 2      | 3    | 2.5   | 3 Car  | Move-In-Ready*  | \$615,900*      |
| 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*      |
| 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  | MIR* + (Staged) | \$604,900*      |
| 318  | 2372    | 2      | 3    | 2.5   | 3 Car  | Move-In-Ready*  | \$613,900*      |
| 103  | 2448    | 2      | 3    | 2.5   | 3 Car  | Aug.'25*        | CALL FOR PRICE* |
| 106  | 2451    | 2      | 4    | 2.5   | 3 Car  | Aug.'25*        | CALL FOR PRICE* |
| 110  | 2495    | 2      | 4    | 2.5   | 3 Car  | Aug.'25*        | CALL FOR PRICE* |
| 111  | 2448    | 2      | 3    | 2.5   | 3 Car  | Jul.'25*        | CALL FOR PRICE* |
| 112  | 2451    | 2      | 4    | 2.5   | 3 Car  | Jul.'25*        | CALL FOR PRICE* |

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](mailto:shae@ssrealtysolutions.com)

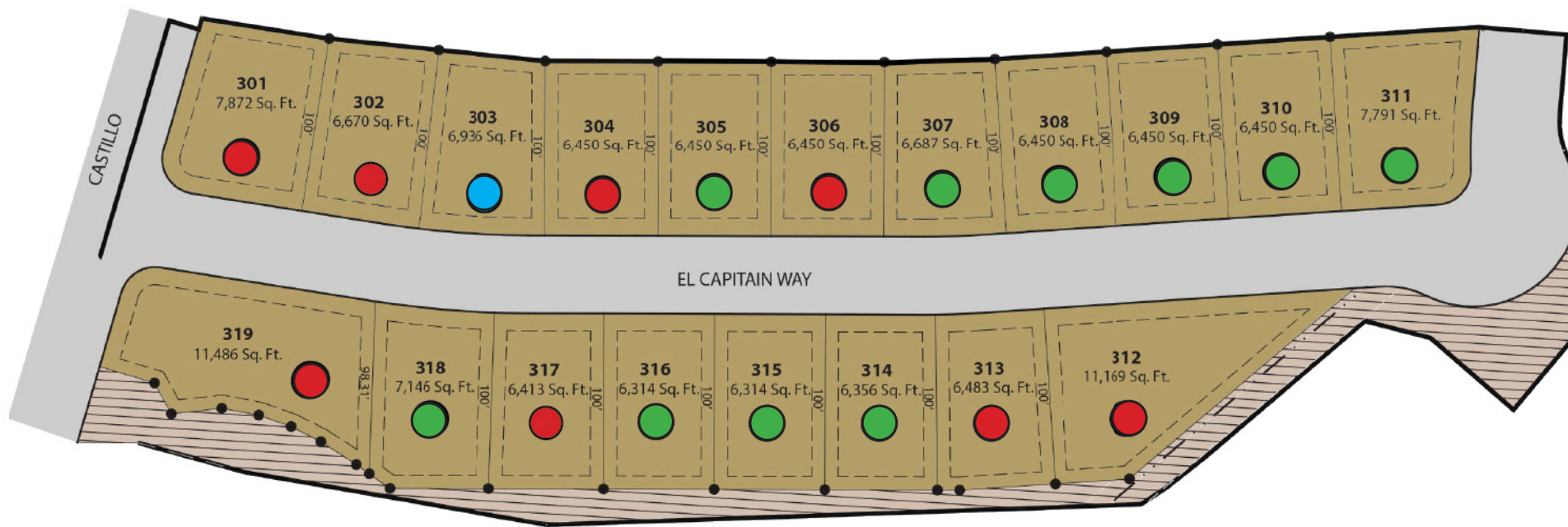




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## PLAT MAP PHASE 3

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- FOR SALE
- FUTURE HOME
- SOLD
- DECORATED

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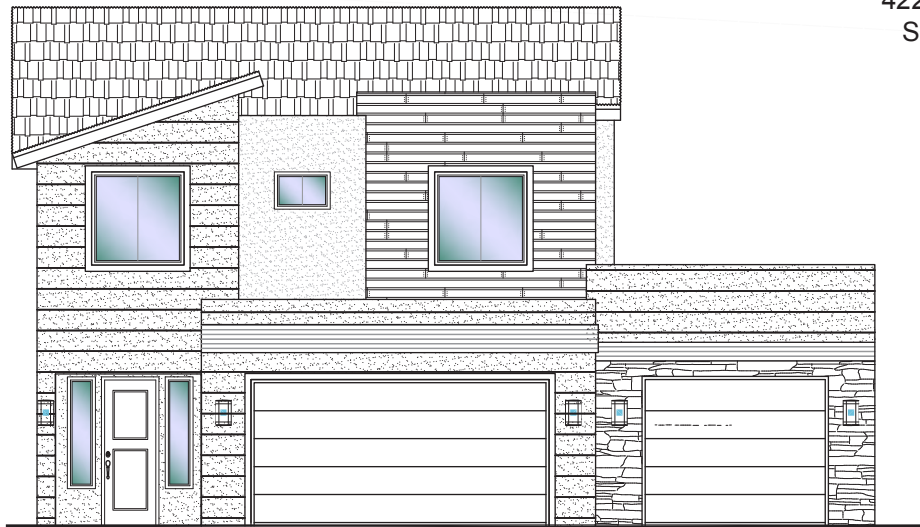
**#303 - FOR SALE\***

3 Bed | 2.5 Bath | 3 Car Garage

**S&S Homes**

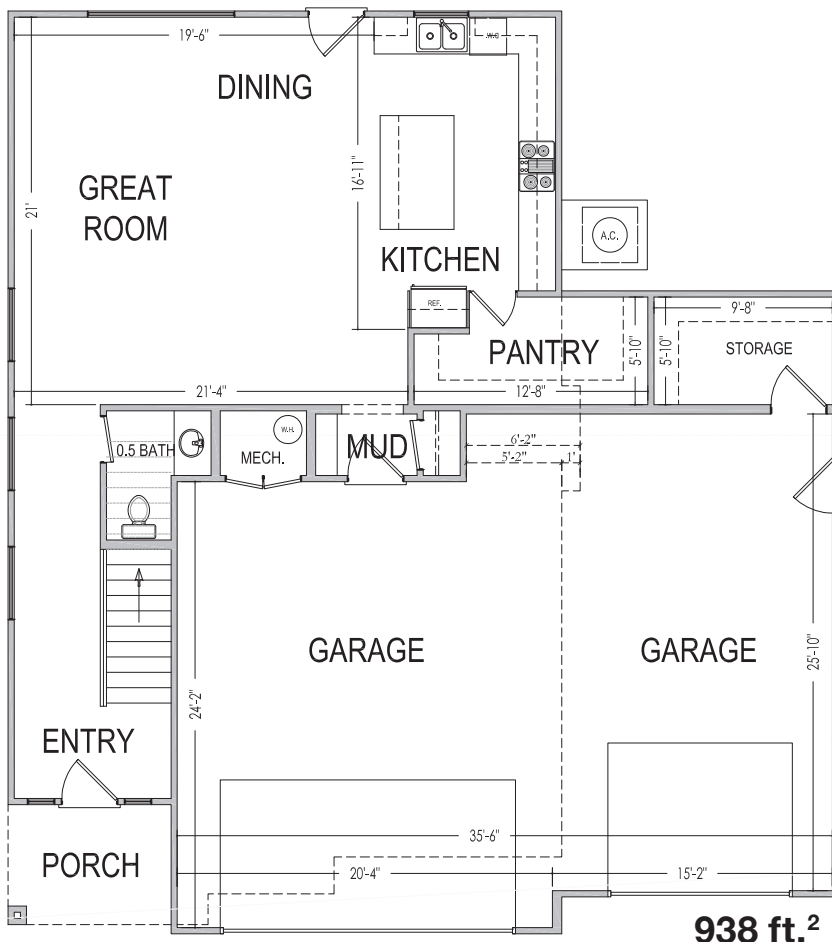
www.sshomes.info

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

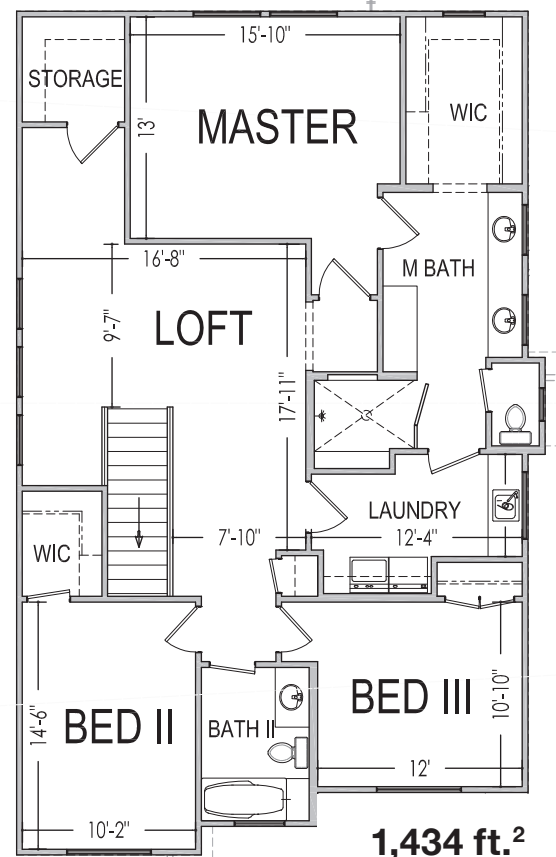


**45'x50'**

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



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



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

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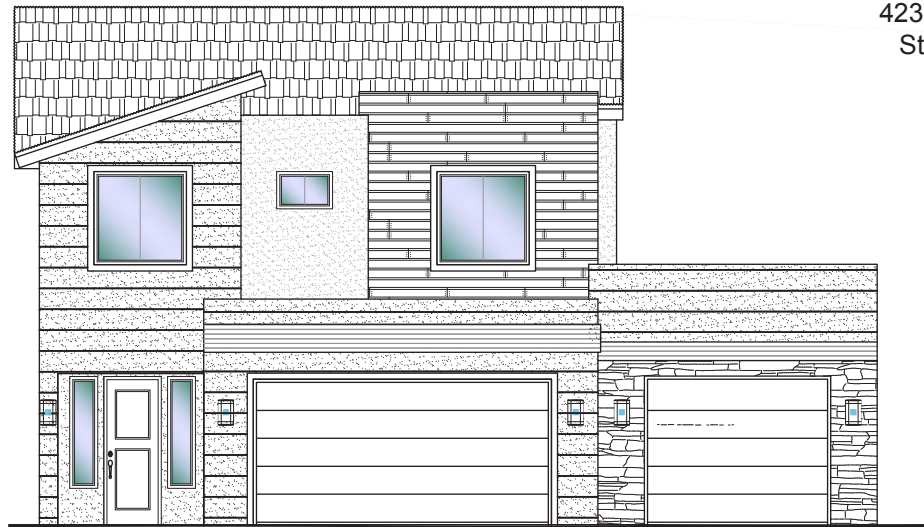
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3 Bed | 2.5 Bath | 3 Car Garage

**S&S Homes**

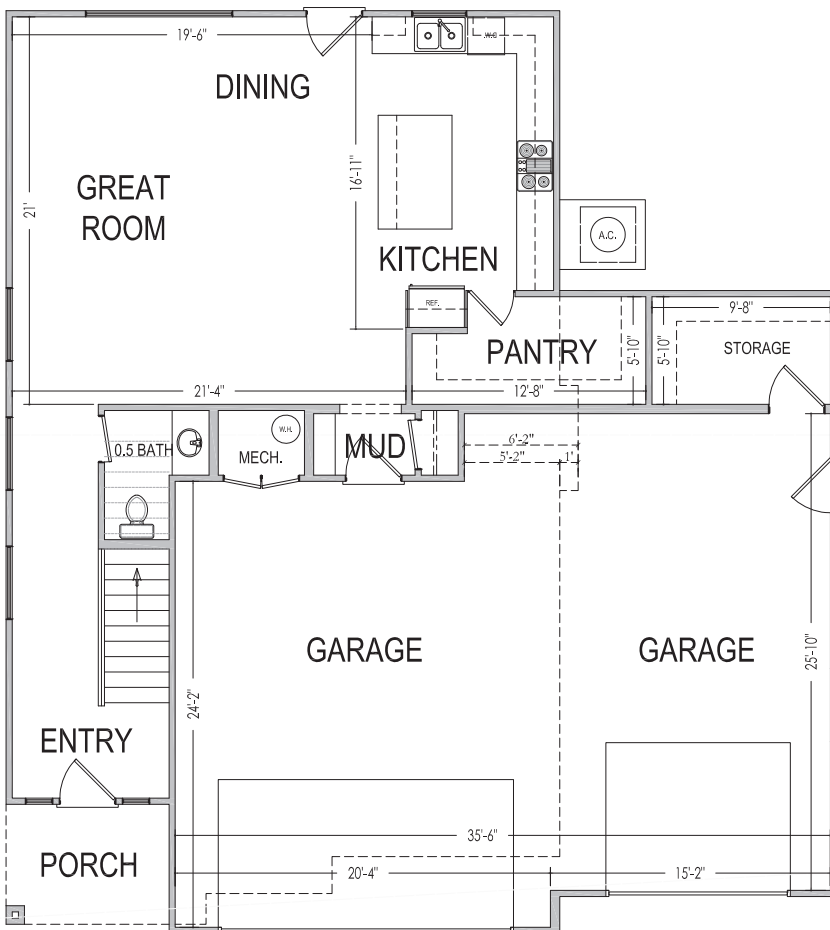
www.sshomes.info

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

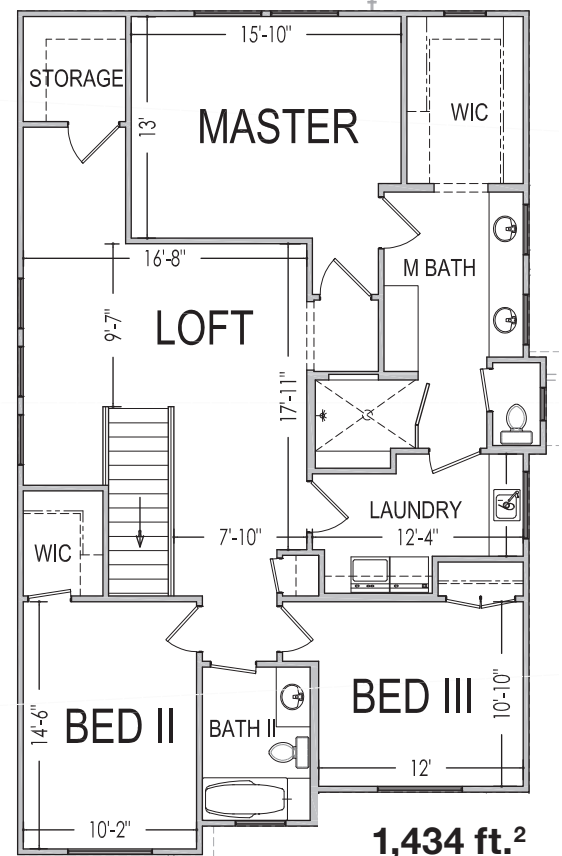


**45'x50'**

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



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



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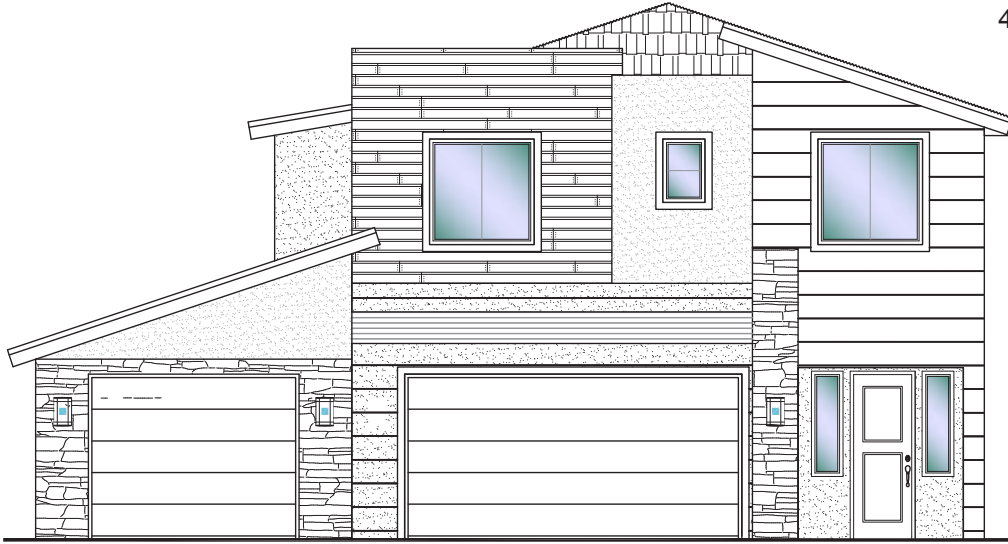


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**#307 - FOR SALE\***  
4 Bed | 2.5 Bath | 3 Car Garage

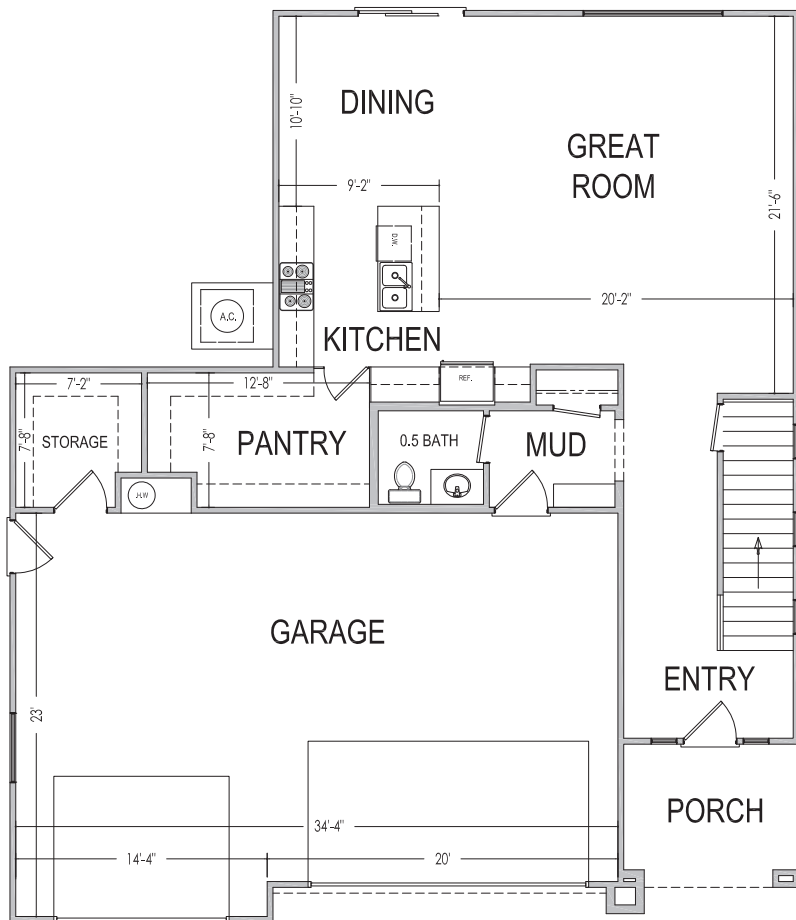
**S&S Homes**  
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4253 E. El Capitan Way  
St. George, UT 84790

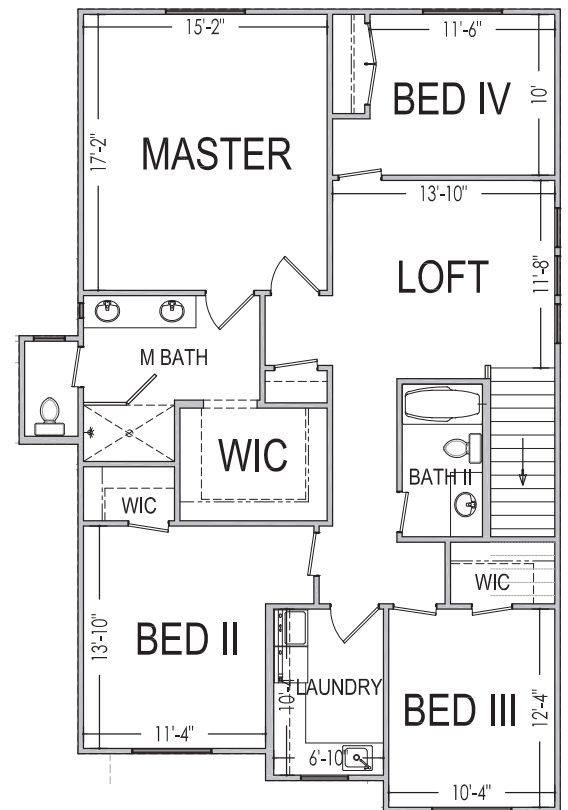


**45'x52'**

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



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



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

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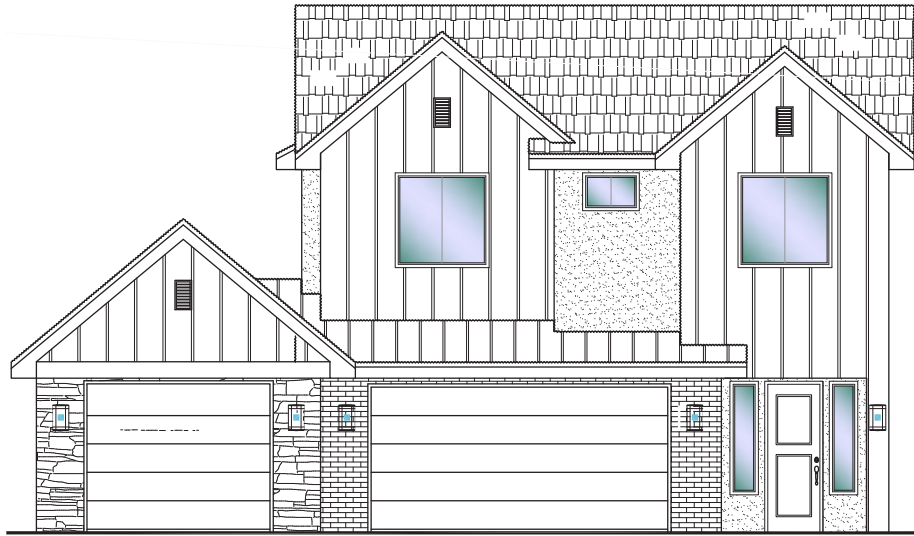
**#308 - FOR SALE\***

3 Bed | 2.5 Bath | 3 Car Garage

**S&S Homes**

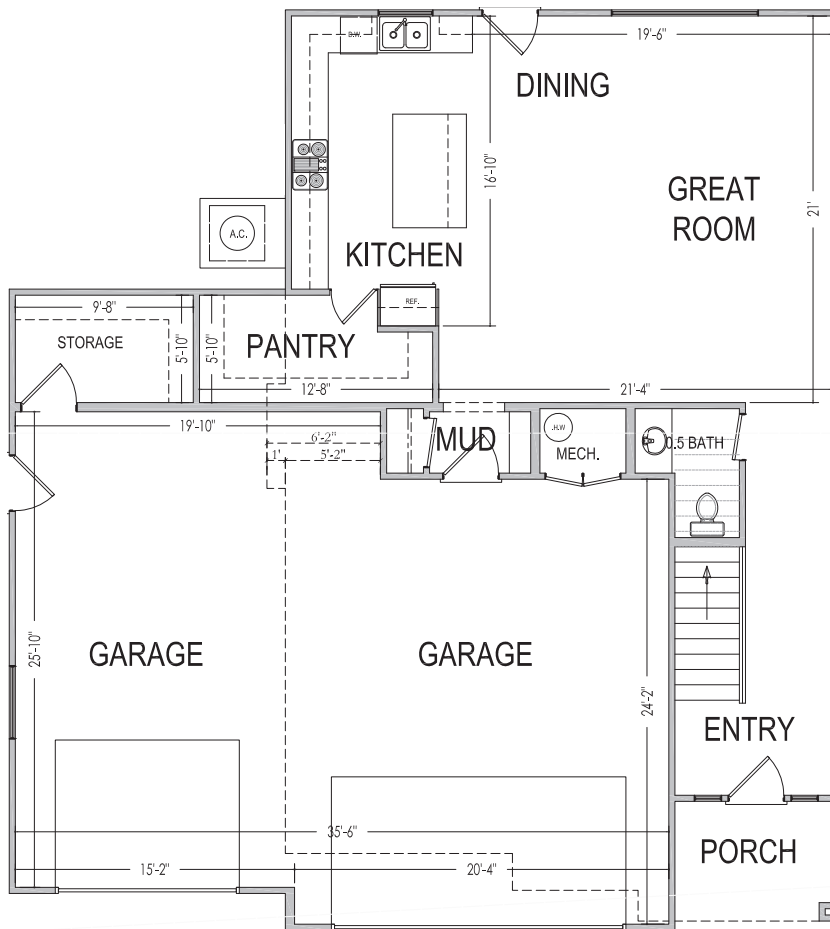
www.sshomes.info

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

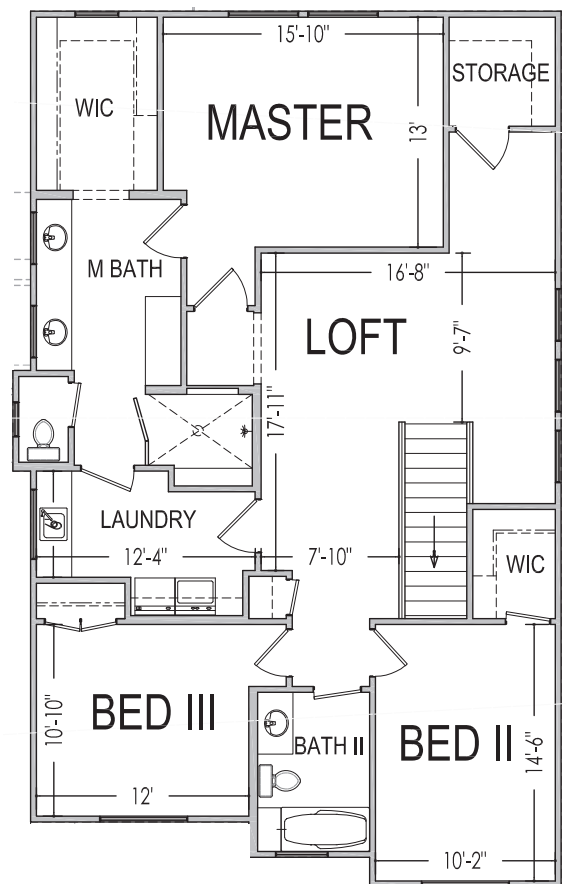


**45'x50'**

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



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



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

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

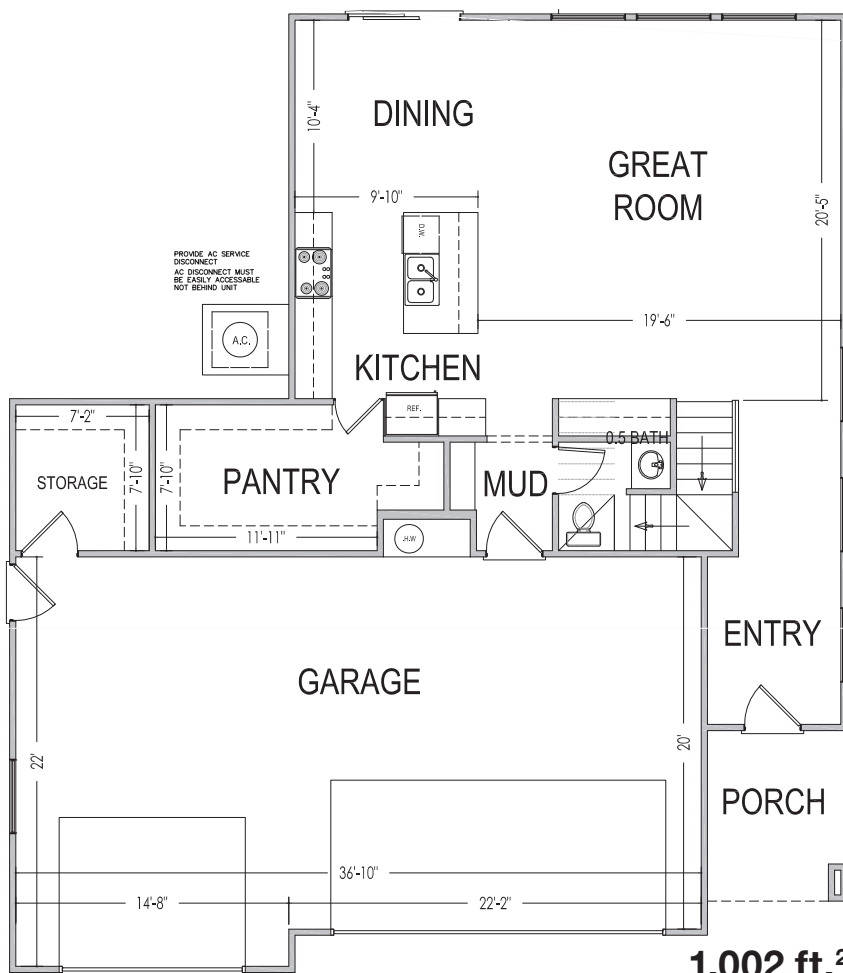
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St. George, UT 84790

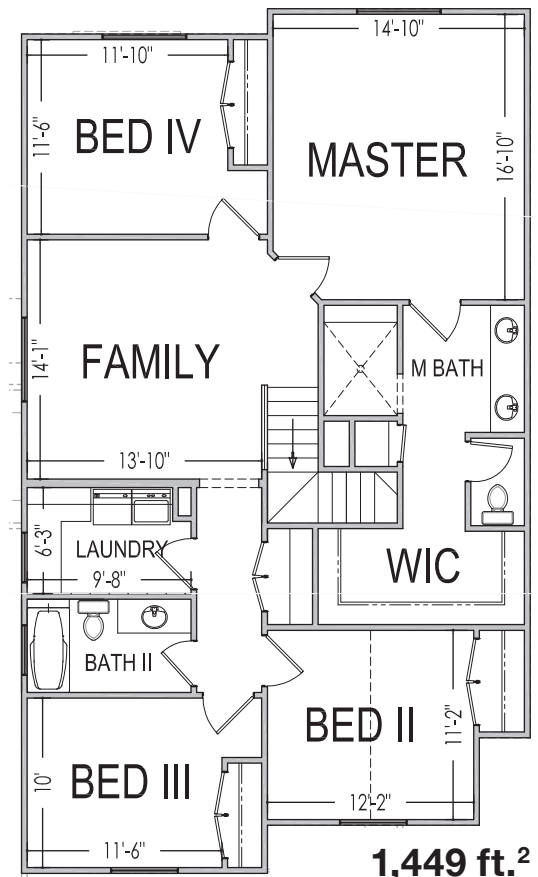


**45'x53'**

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



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



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

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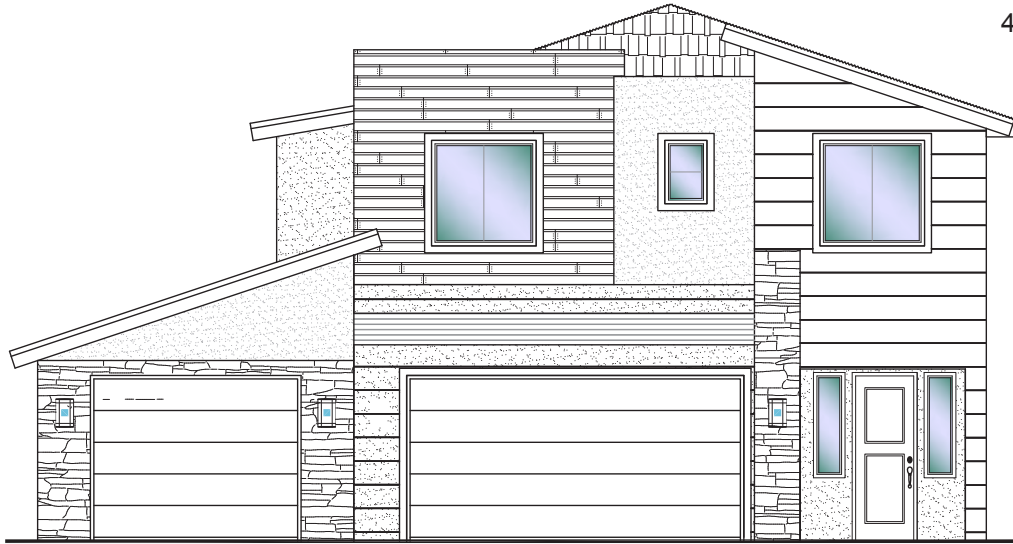


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**#310 - FOR SALE\***  
4 Bed | 2.5 Bath | 3 Car Garage

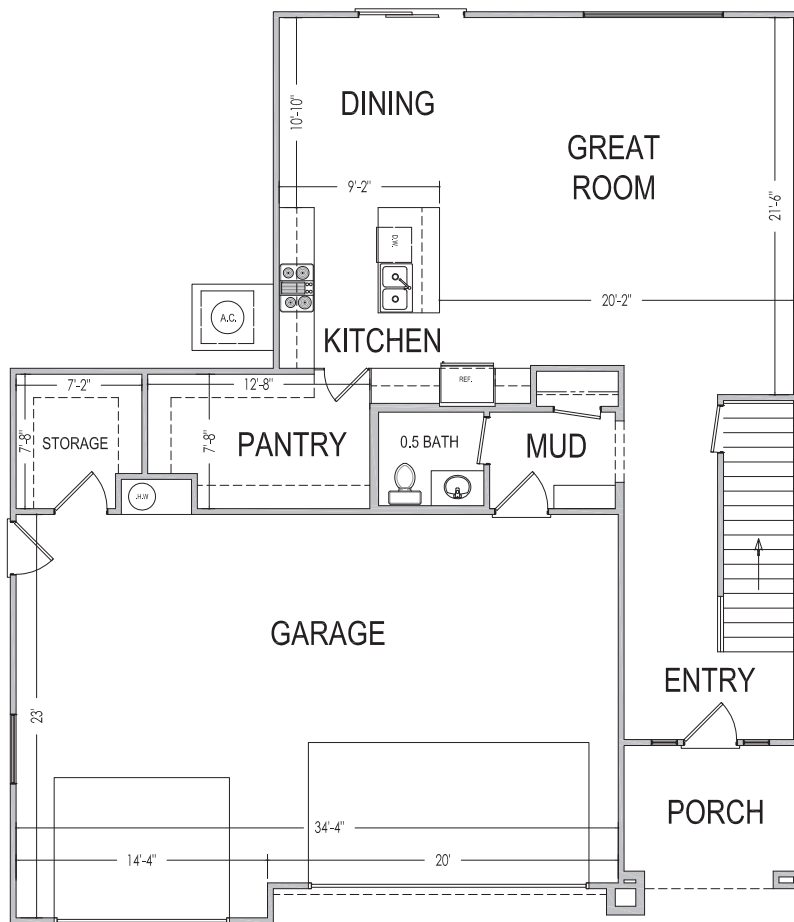
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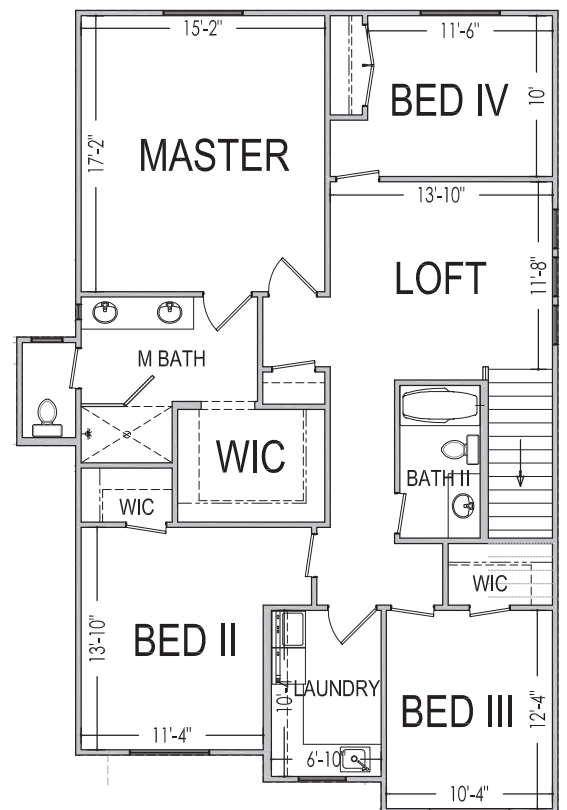


**45'x52'**

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



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



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

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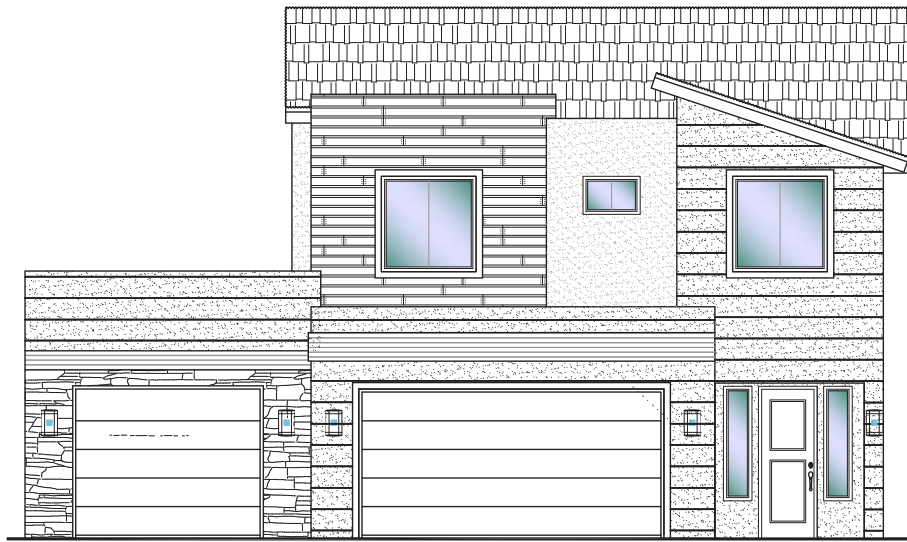
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3 Bed | 2.5 Bath | 3 Car Garage

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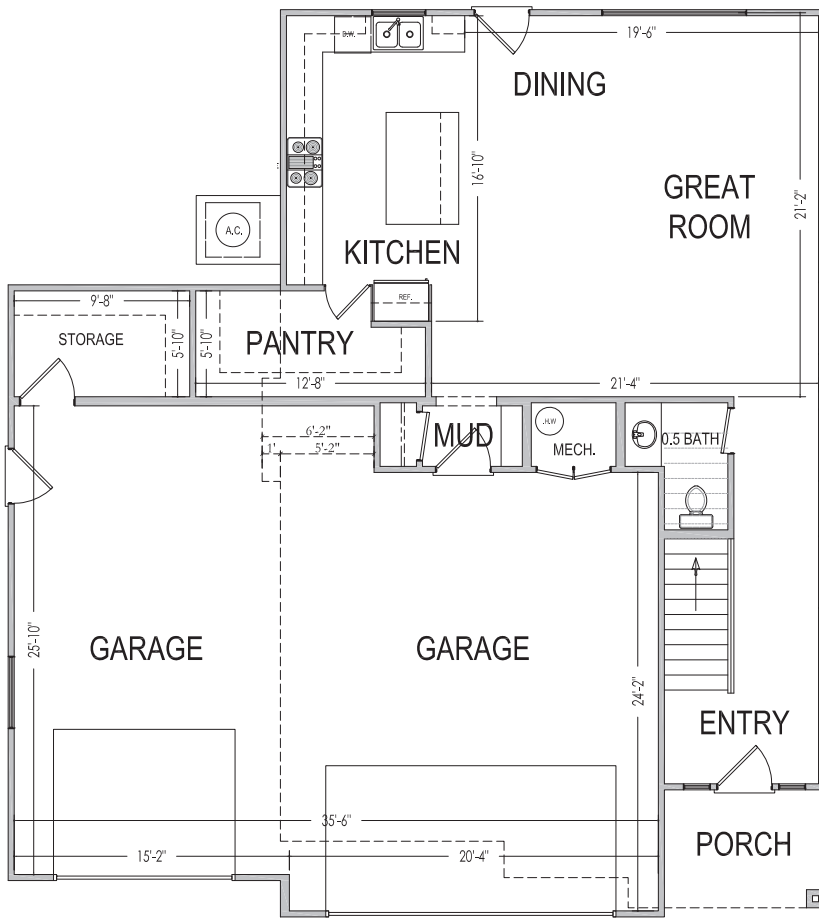
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St. George, UT 84790

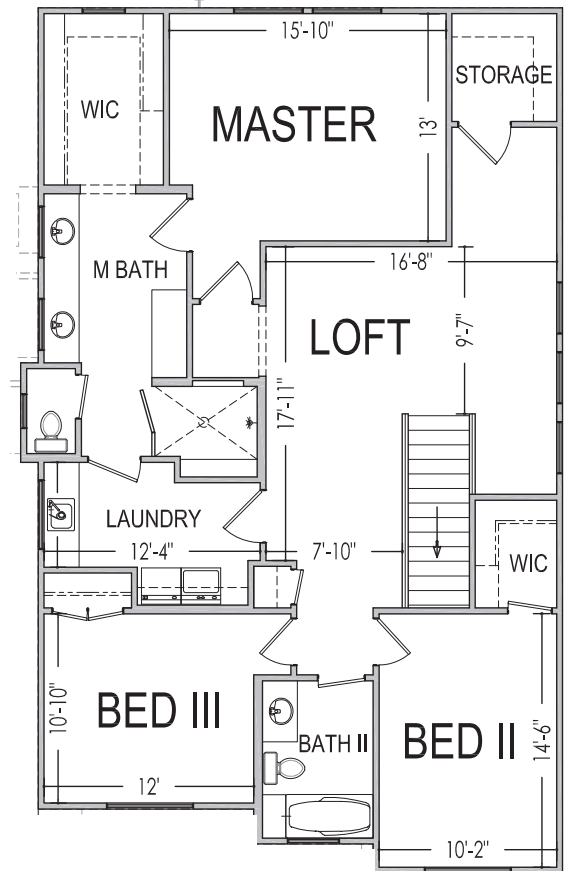


**45'x50'**

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



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



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

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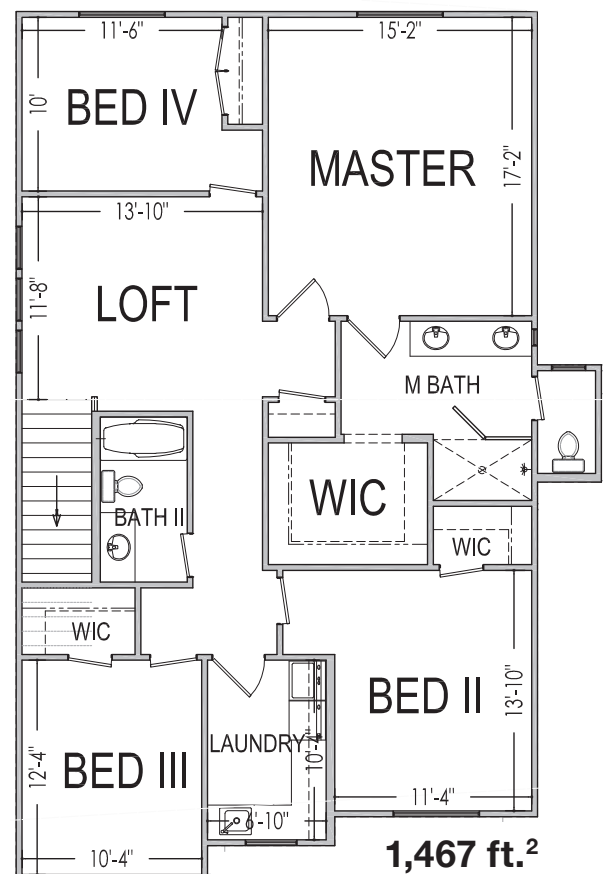
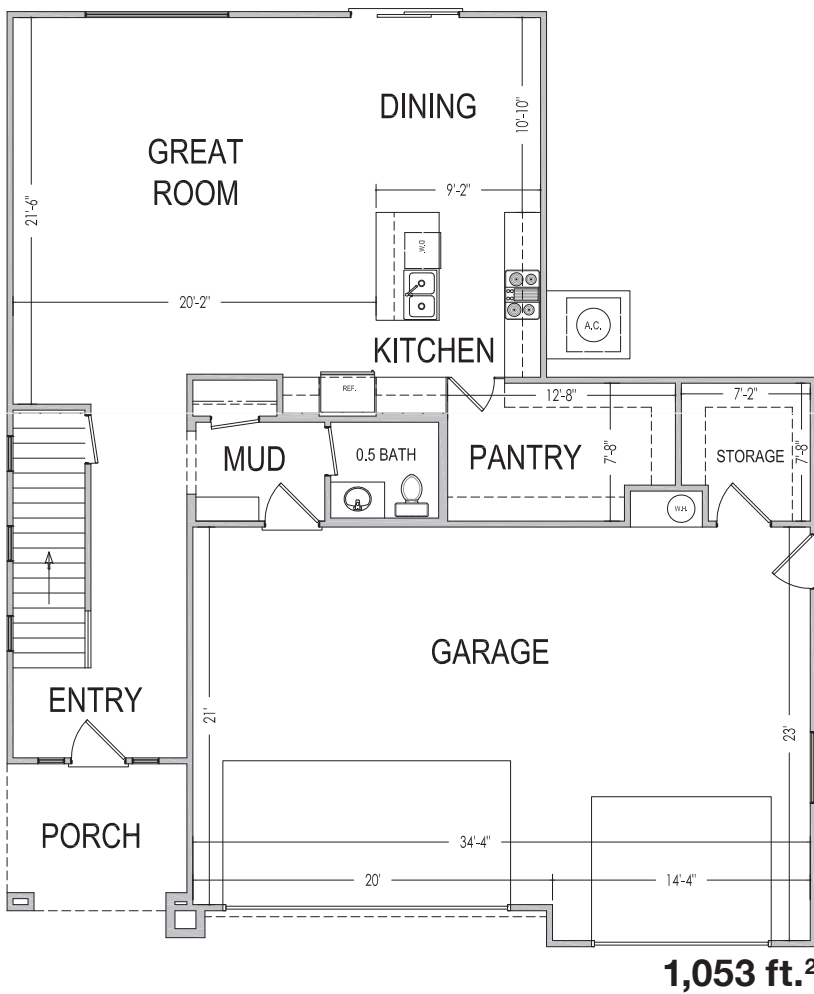
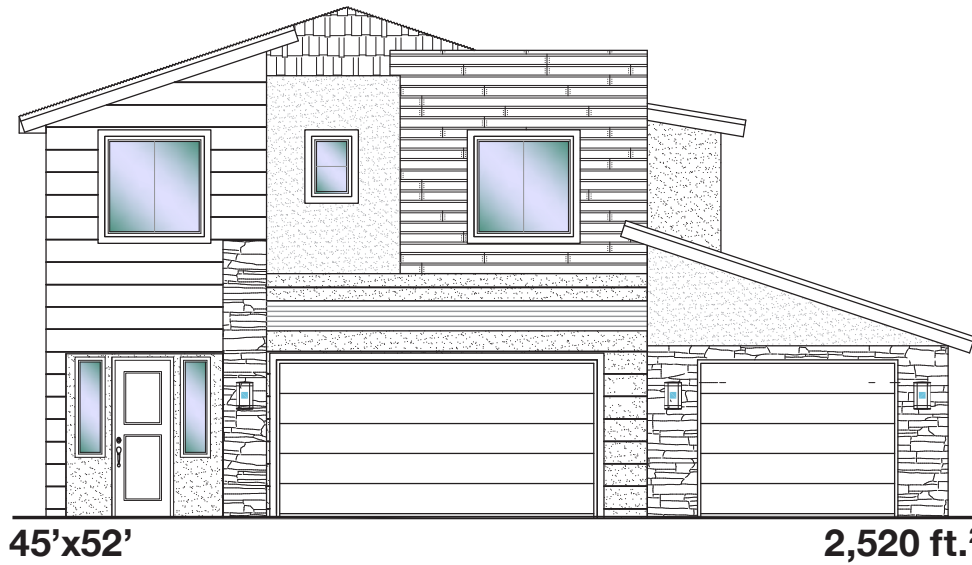


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**#314 - FOR SALE\***  
4 Bed | 2.5 Bath | 3 Car Garage

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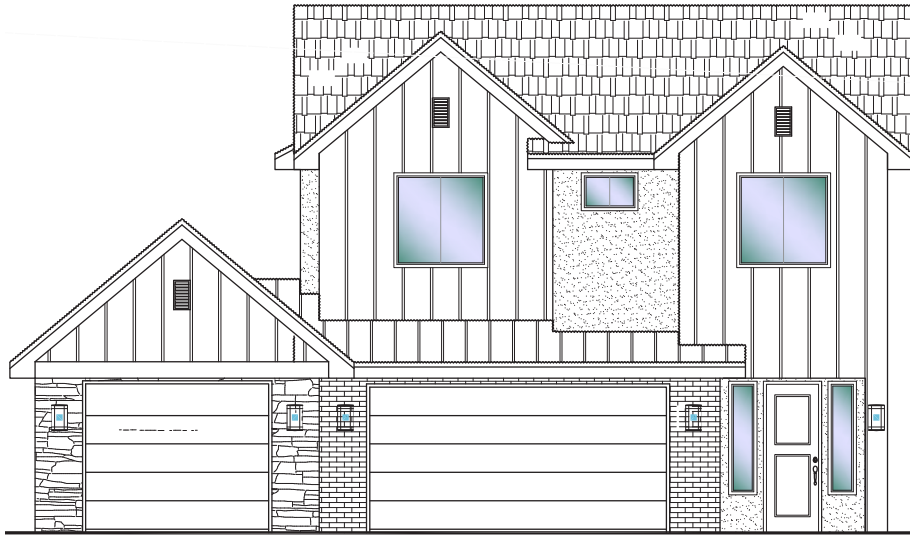
**#315 - FOR SALE\***

3 Bed | 2.5 Bath | 3 Car Garage

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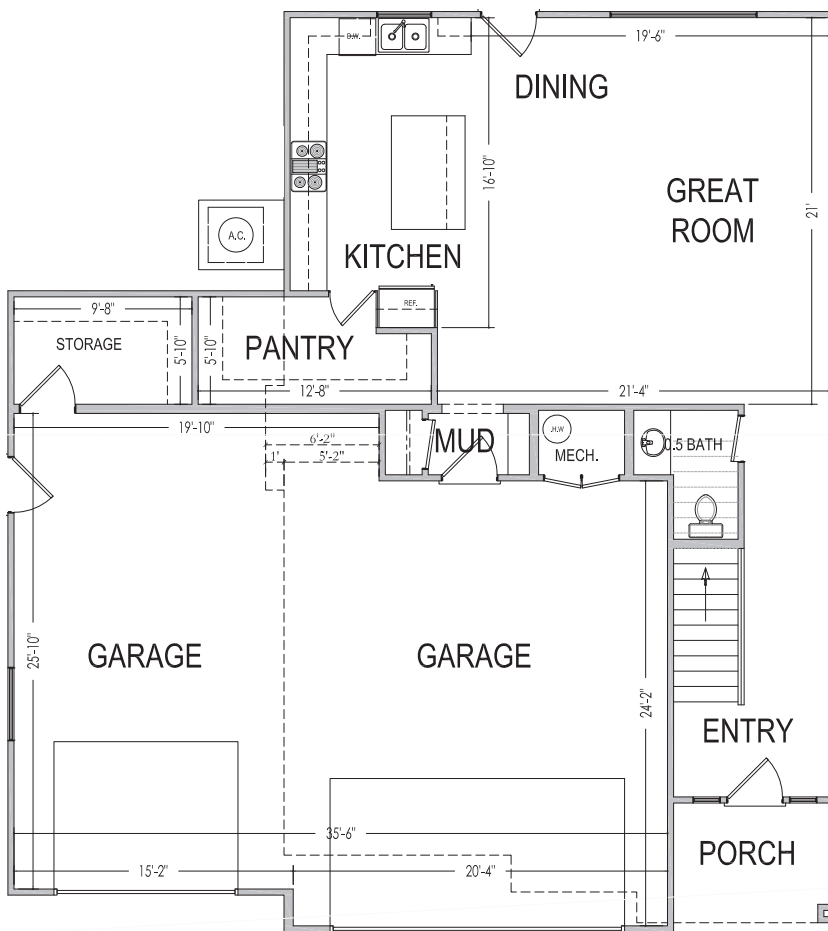
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St. George, UT 84790

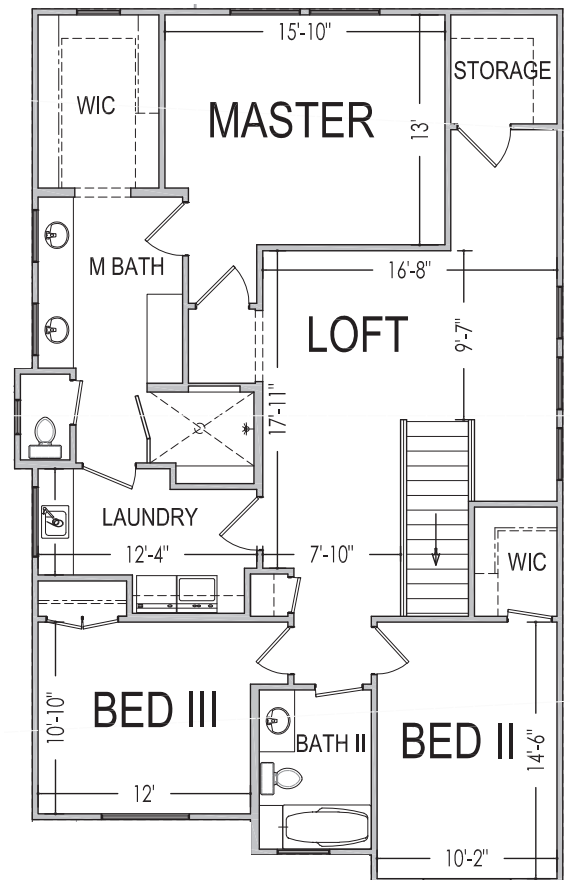


**45'x50'**

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



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



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

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

**S&S Homes**

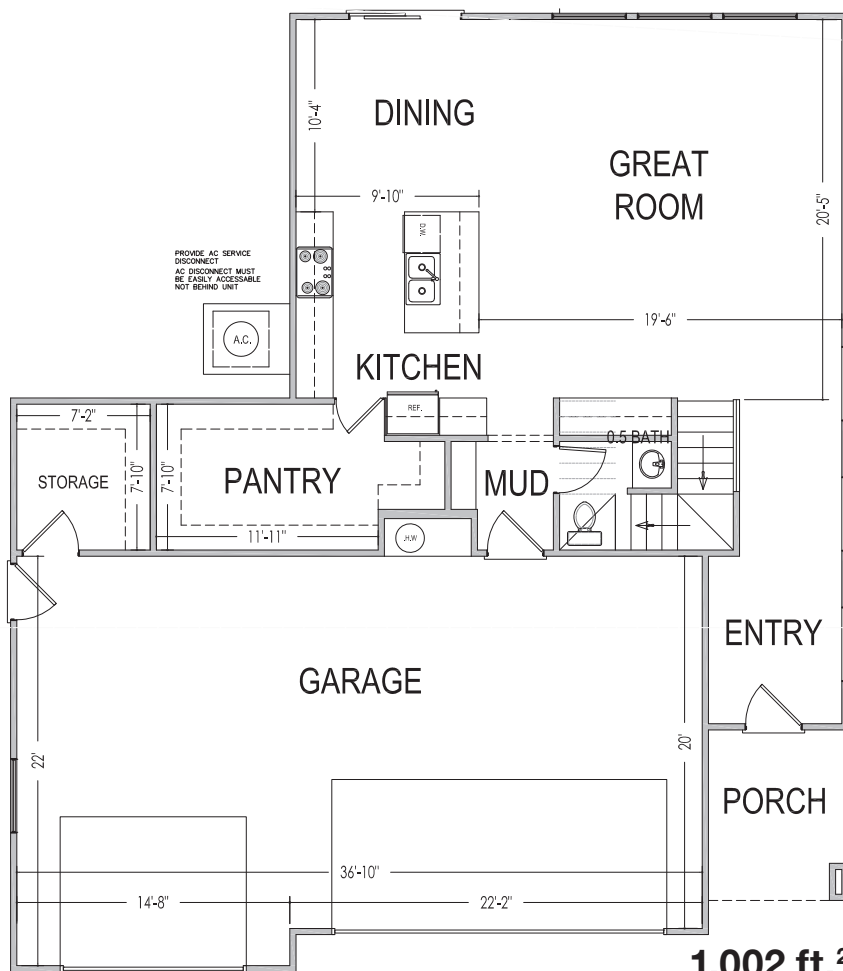
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St. George, UT 84790

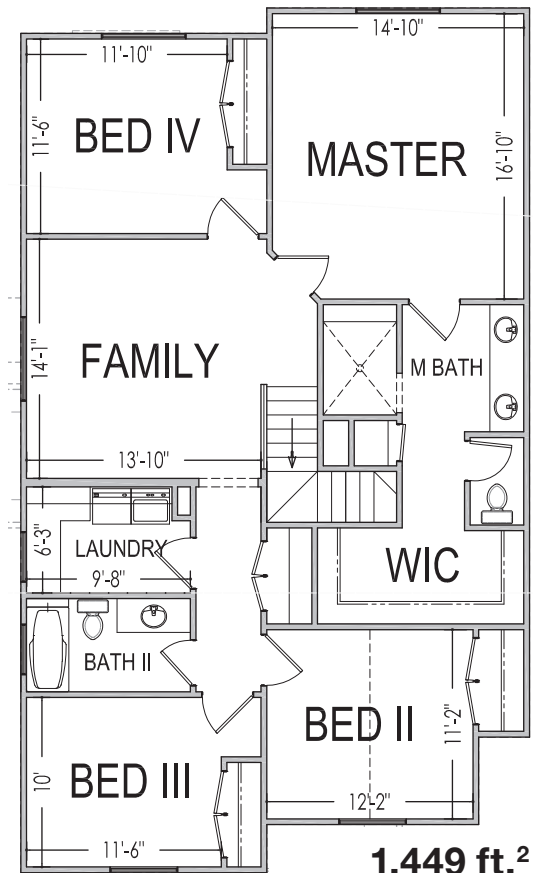


**45'x53'**

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



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



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

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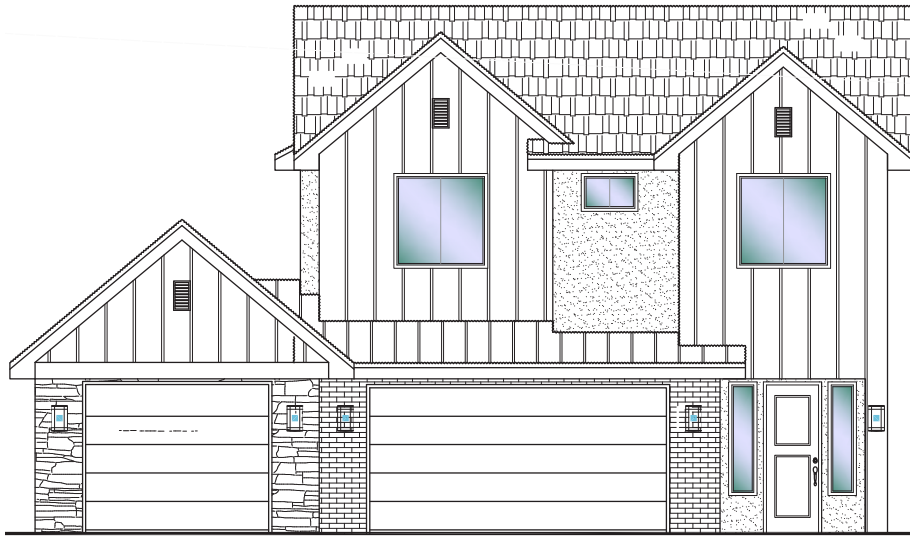
**#318 - FOR SALE\***

3 Bed | 2.5 Bath | 3 Car Garage

**S&S Homes**

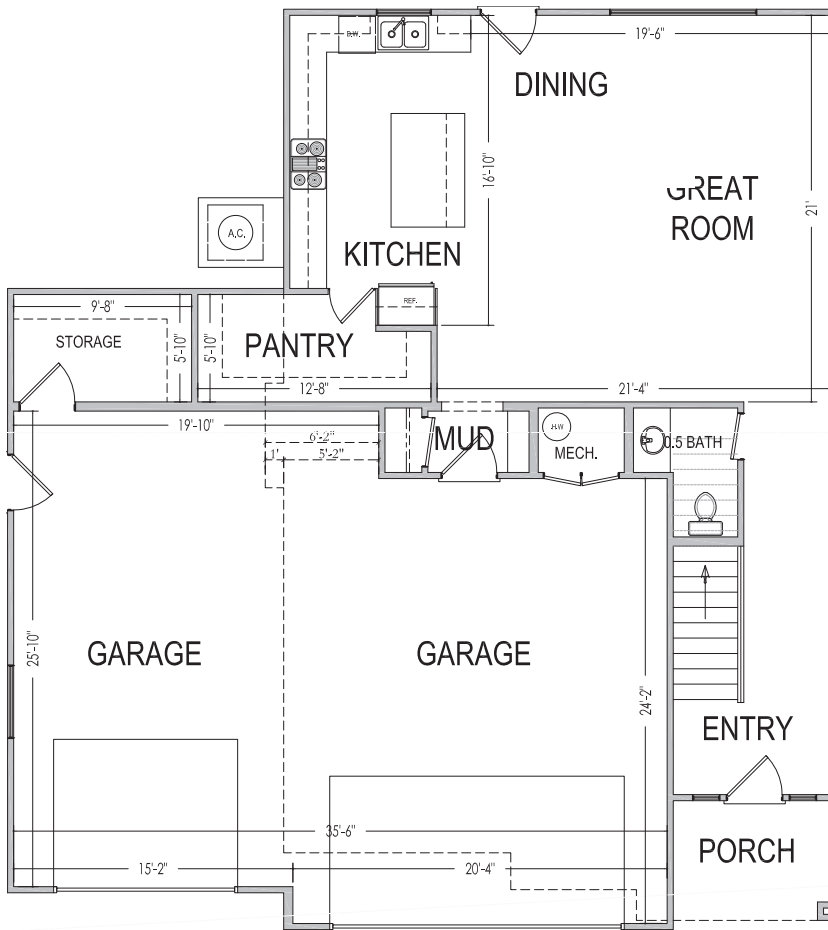
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St. George, UT 84790

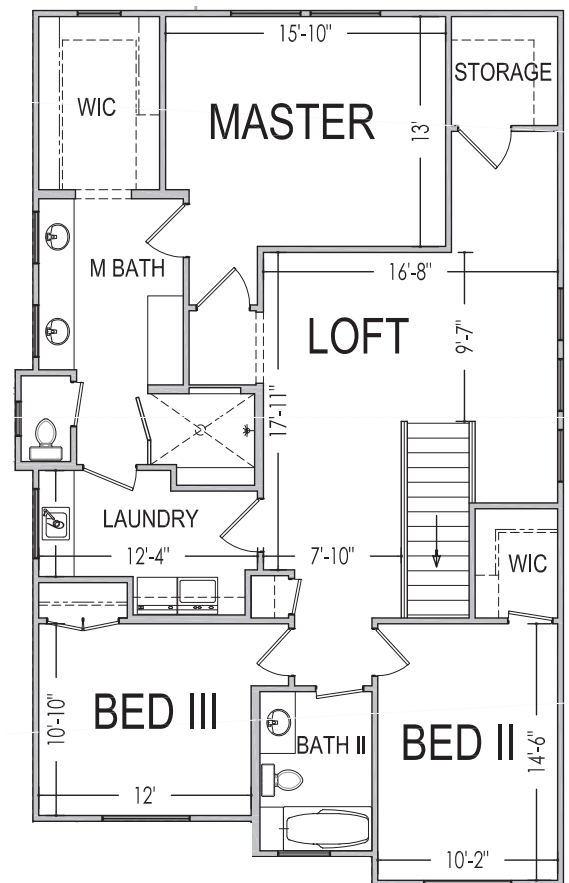


**45'x50'**

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



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



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

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**LOT #103 - FOR SALE\***

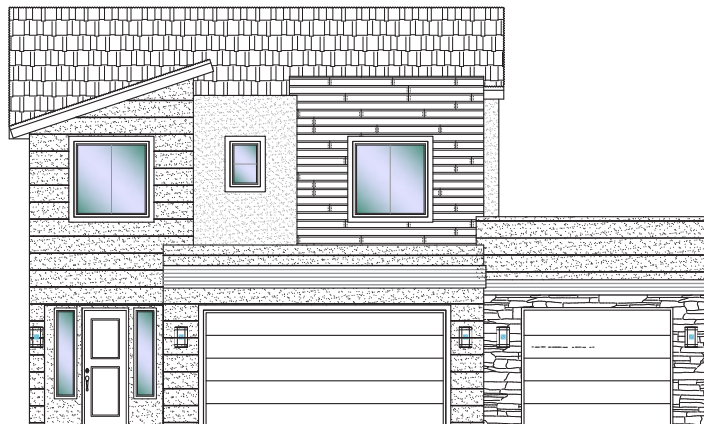
**3 Bed | 2.5 Bath | 3 Car Garage**

**S&S Homes**

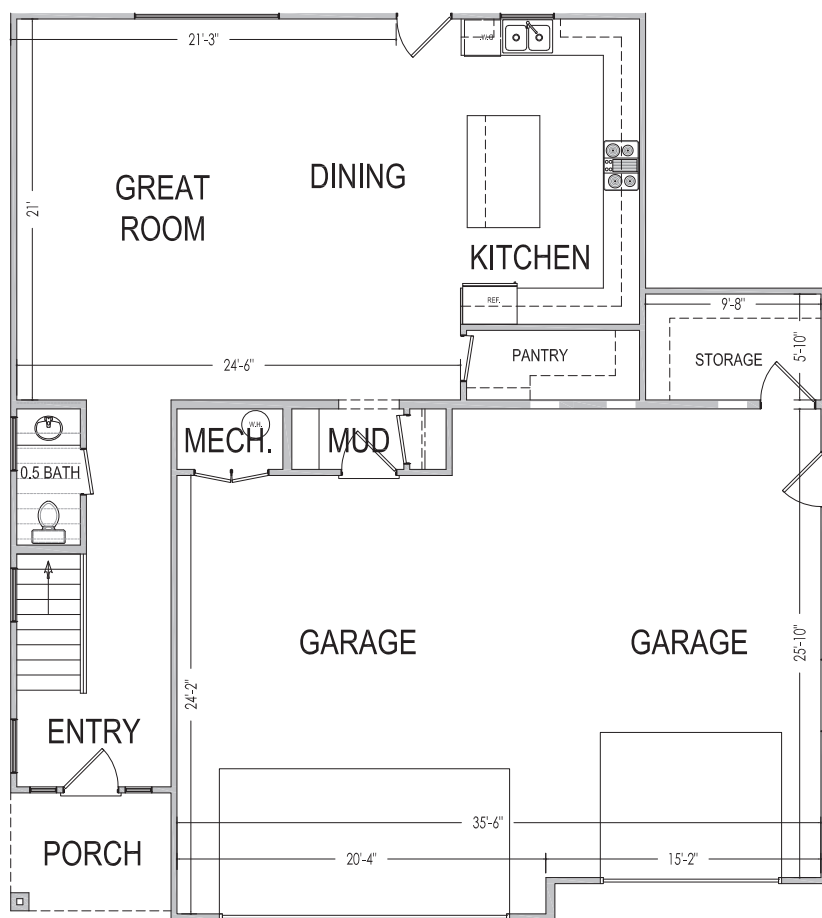
[www.sshomes.info](http://www.sshomes.info)

4177 E. El Capitan Way  
St. George, UT 84790

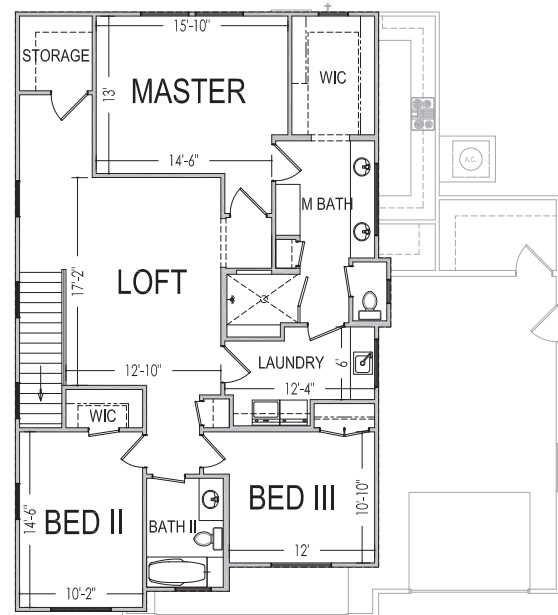
**45'x50'**



**2,448 ft.<sup>2</sup>**



**1,014 ft.<sup>2</sup>**



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

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**LOT #106 - FOR SALE\***

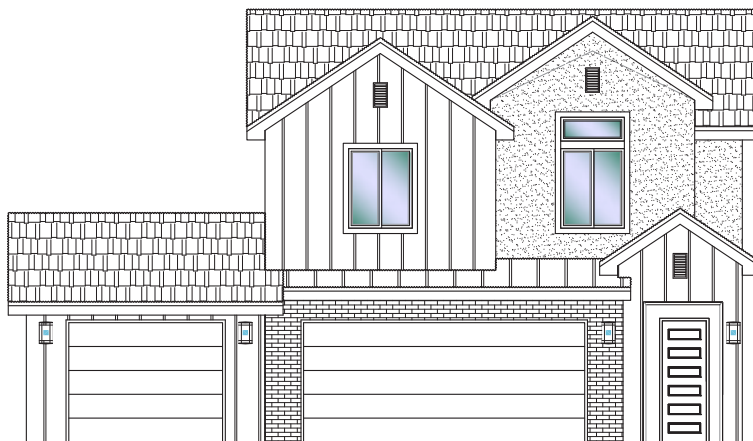
4 Bed | 2.5 Bath | 3 Car Garage

**S&S Homes**

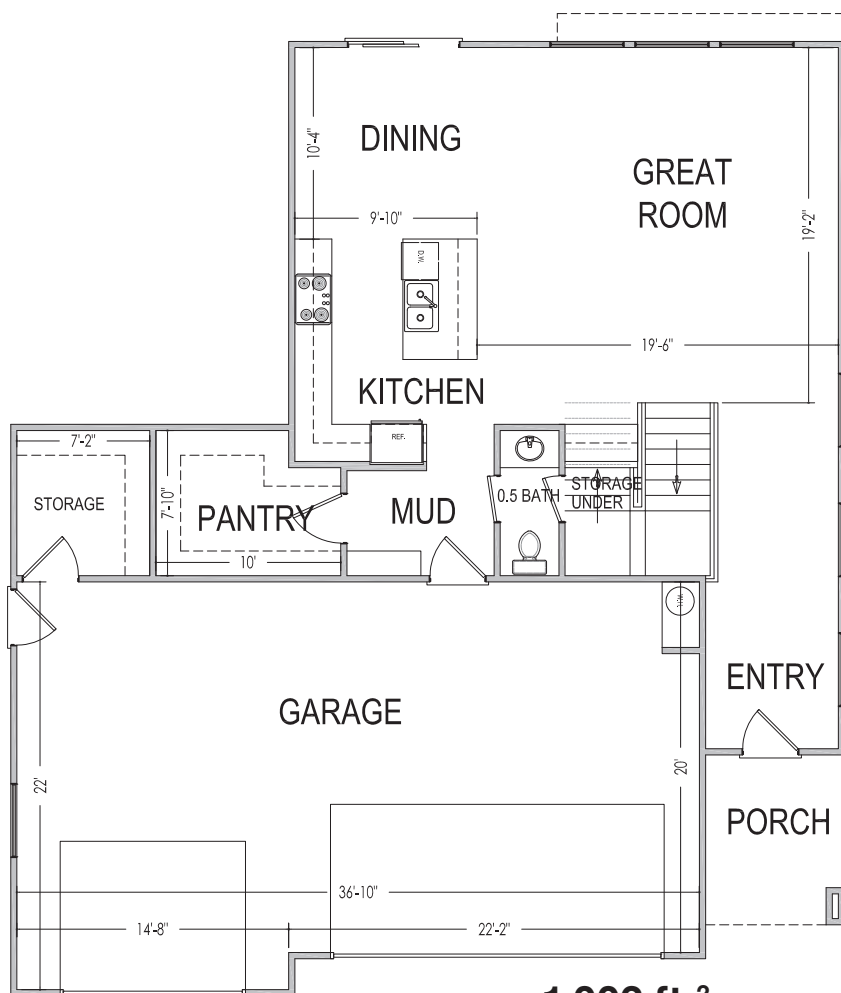
[www.sshomes.info](http://www.sshomes.info)

4149 E. El Capitan Way  
St. George, UT 84790

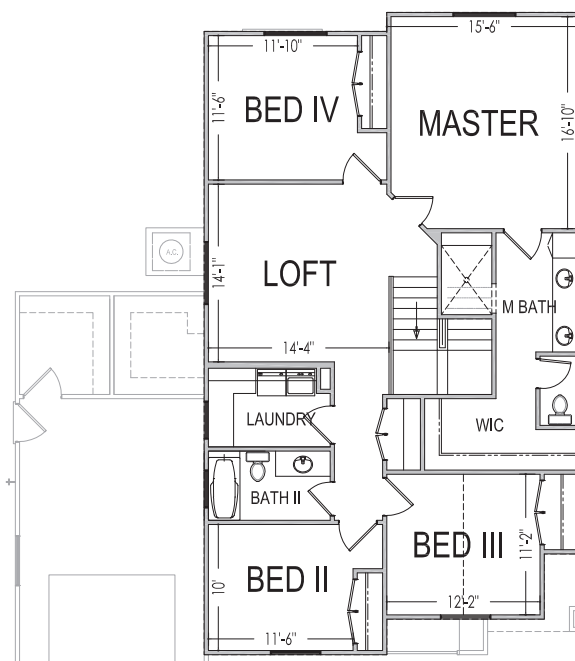
**45'x53'**



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



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



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\*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.](#)



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MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS







**Desert  
Reserve**

**LOT #110 - FOR SALE\***

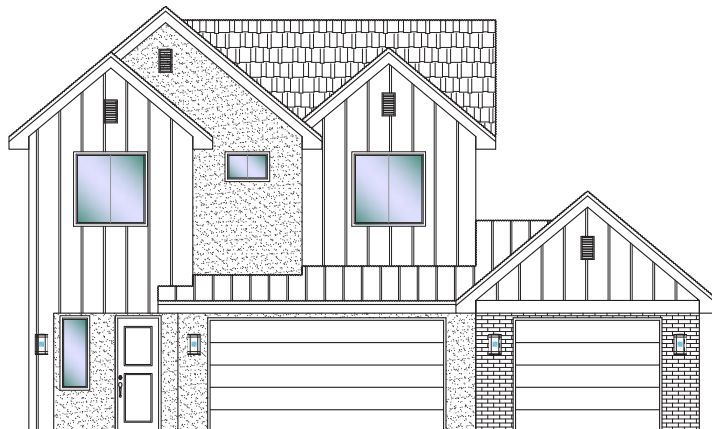
4 Bed | 2.5 Bath | 3 Car Garage

**S&S Homes**

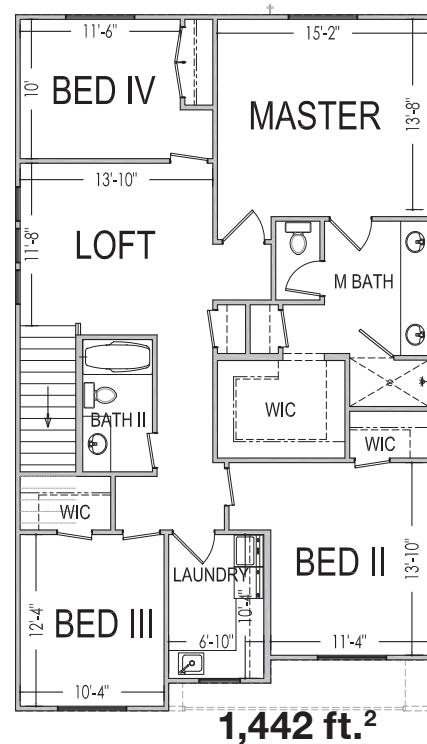
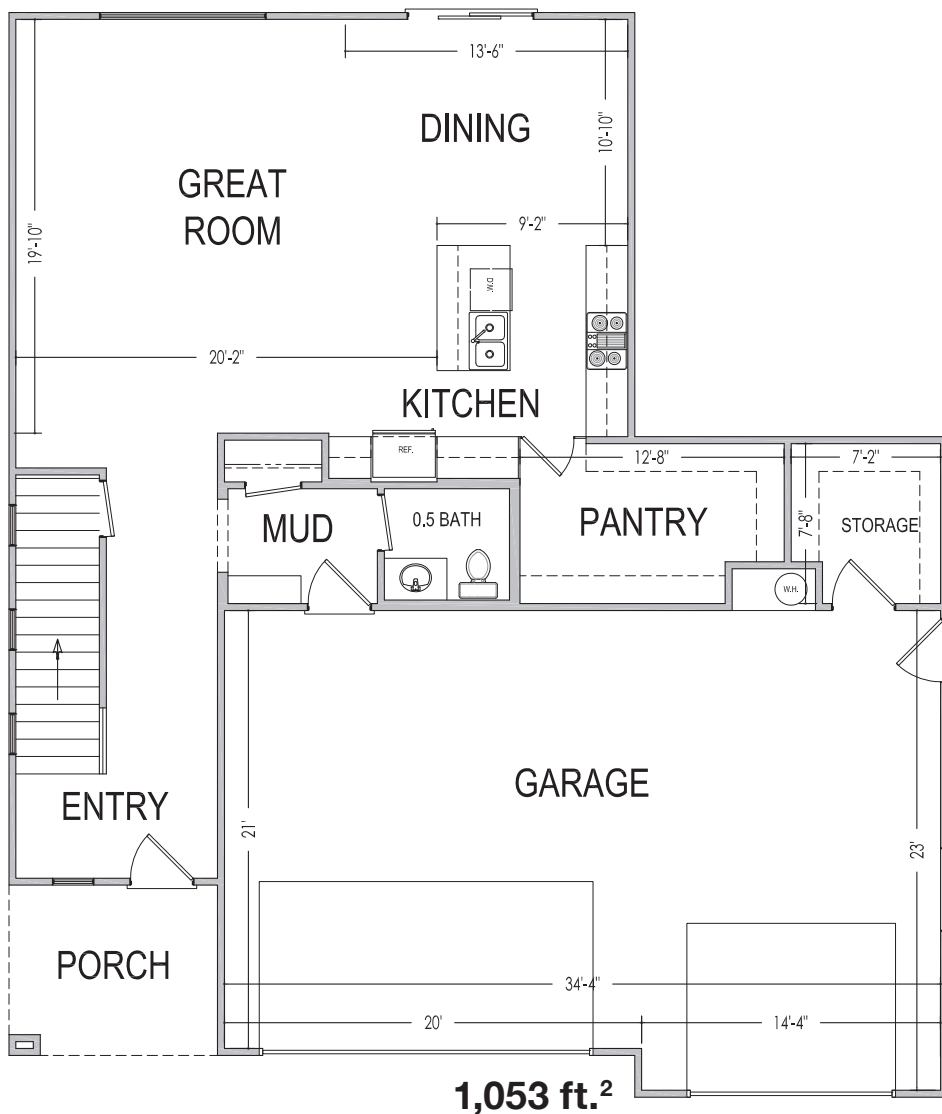
www.sshomes.info

4109 E. El Capitan Way  
St. George, UT 84790

**45'x52'**



**2,495 ft.<sup>2</sup>**



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**LOT #111 - FOR SALE\***

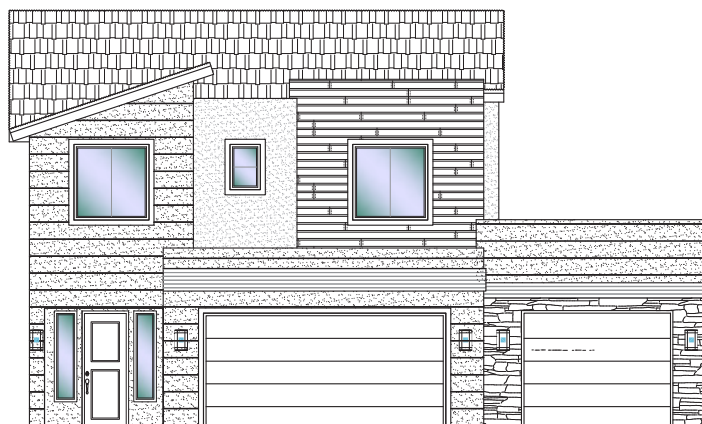
**3 Bed | 2.5 Bath | 3 Car Garage**

**S&S Homes**

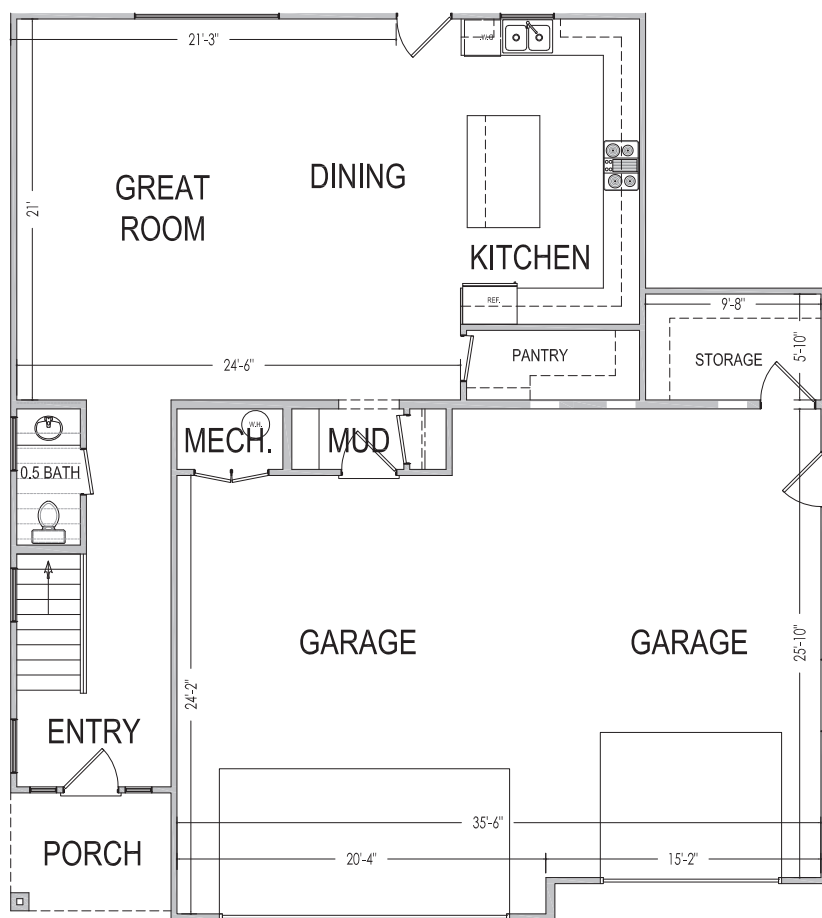
[www.sshomes.info](http://www.sshomes.info)

4101 E. El Capitan Way  
St. George, UT 84790

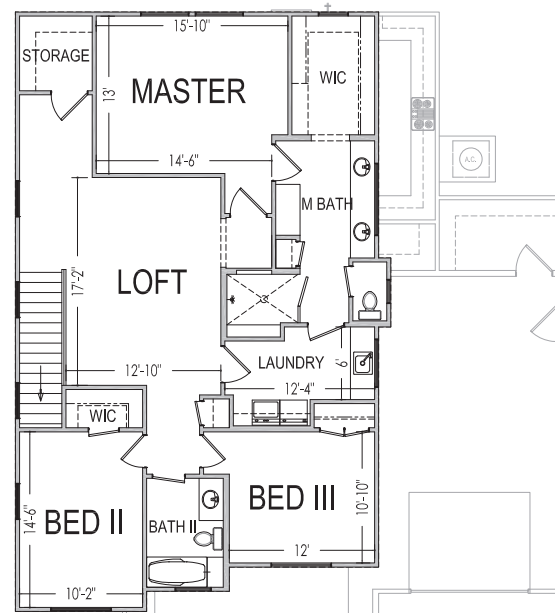
**45'x50'**



**2,448 ft.<sup>2</sup>**



**1,014 ft.<sup>2</sup>**



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

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**LOT #112 - FOR SALE\***

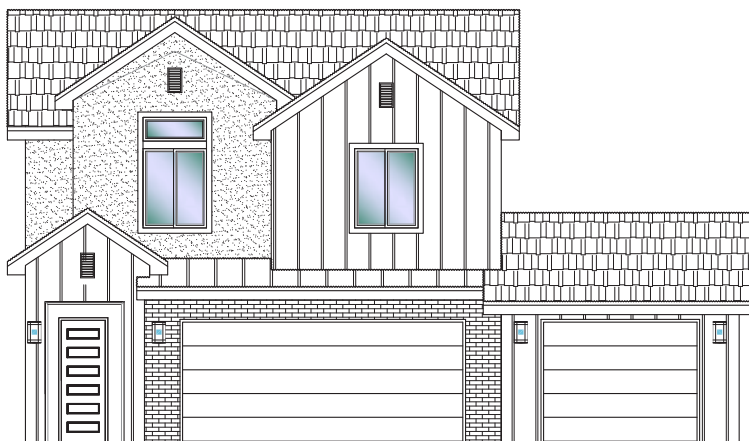
**4 Bed | 2.5 Bath | 3 Car Garage**

**S&S Homes**

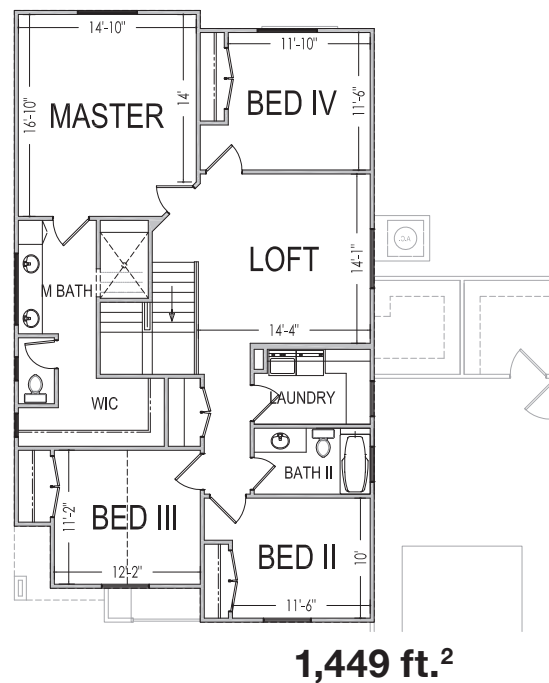
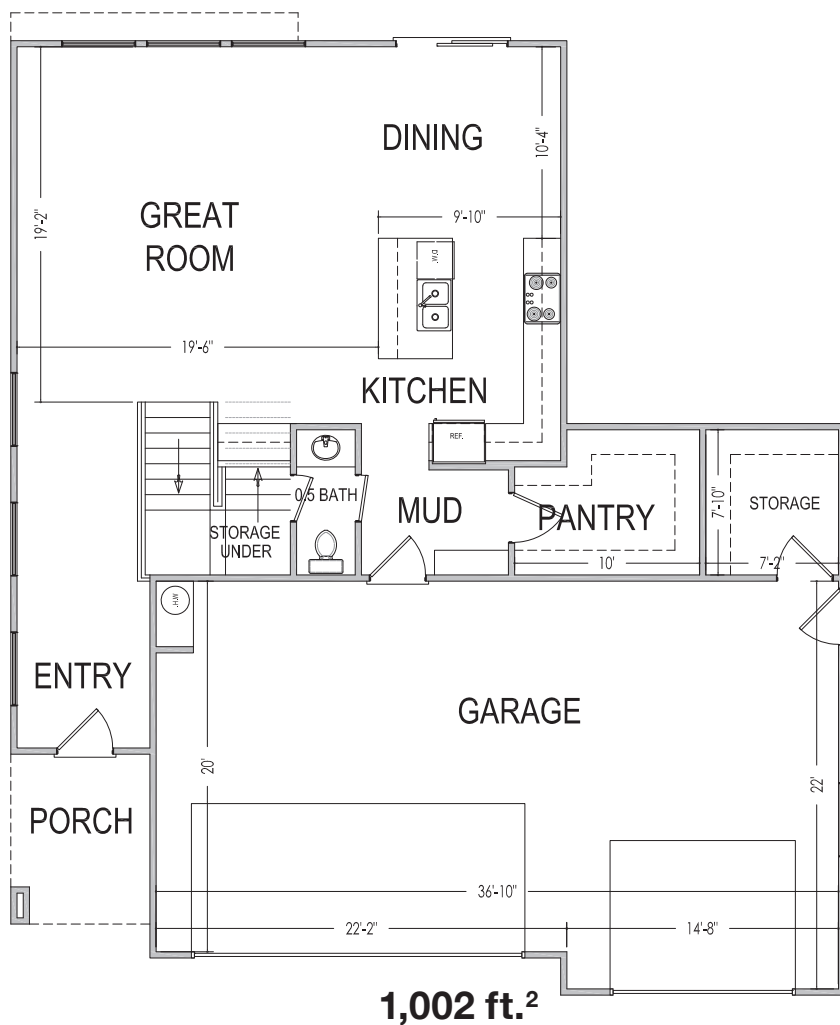
[www.sshomes.info](http://www.sshomes.info)

4093 E. El Capitan Way  
St. George, UT 84790

**45'x53'**



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



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## HOA INFORMATION

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

### 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



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

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

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