

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
203	2772	1	4+Gym+POOL	3.5	3-Car RV	 MIR + (Staged)*	\$1,280,000*
204	2750	1	3+Casita+POOL	3.5	3-Car Boat	Oct.'26*	\$1,294,000*
205	3085	1	3+Casita+POOL	3+(2).5	3-Car RV	Nov.'26*	\$1,365,000*
206	3622	1	4+POOL	4.5	3-Car RV	Dec.'26*	CALL FOR PRICE*
208	3345	1	3+Den+POOL	3.5	3-Car Boat	Sept.'26*	CONTRACT

TAKE A SELF TOUR OF OUR HOMES WITH  **NterNow** SCAN THE QR CODE ON THE DOOR FOR ACCESS

STANDARD FEATURES

INTERIOR

- **GE Cafe Appliances:**
 - Dishwasher, Microwave
 - Free Standing Range or Cook top with Wall Oven (as per plan)
- Energy Saving LED Light Bulbs
- Designer Selected Granite/Quartz Counter Tops (3 cm Thick)
- Designer Selected Stained Knotty Alder Wood Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under Cabinet Lighting
- Under-Mount Composite Kitchen Sink with Garbage Disposal
- Air Switch for Disposal in Island
- Tile Kitchen Back Splash
- Delta® Plumbing Fixtures Throughout
- Tile Shower & Tub Surrounds with Deco Accent Tile
- Bathroom Hardware & Accessories
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Hard Floors in Entry, Great Room, Kitchen, Baths, Laundry, Walkways
- 8' Interior Doors
- Gas Fireplace with Blower in every plan
- Old World Wall Texture and Stomp Ceiling Texture
- 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)
- Epoxy Garage Flooring
- Programmable Thermostat
- Elevated Ceilings (as per plan)

EXTERIOR

- **95% Gas Furnace and 13 SEER A/C**
Above Industry Standard of 80% Furnace
- 50 Gallon Gas Water Heater

- Re-Circulation Pump
- Insulation: R-15 Walls & R-38 Ceiling
- Radiant Barrier Sheeting Across Roof
- 1" Foam Insulation Thermal/Moisture Barrier on Exterior Walls
Adding R-4 to Insulation increasing up to R-19
- **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)
- Rain Gutters
- Stamped Border Accents on Driveway & Front Entryway
- Designer Selected Iron Front Door
- Fire Rated Garage Entry Door
- Dark Sky Association Approved Lighting
- Low Energy Dual Pane Black Exterior Vinyl Windows
- Flat Roof 60 mil TPO Membrane
- Pre-Plumbed Soft Water Loop
- 8' Designer Selected Insulated Garage Doors With Openers
- Pre-Plumbed Connections for Future Pool

CONNECTIVITY

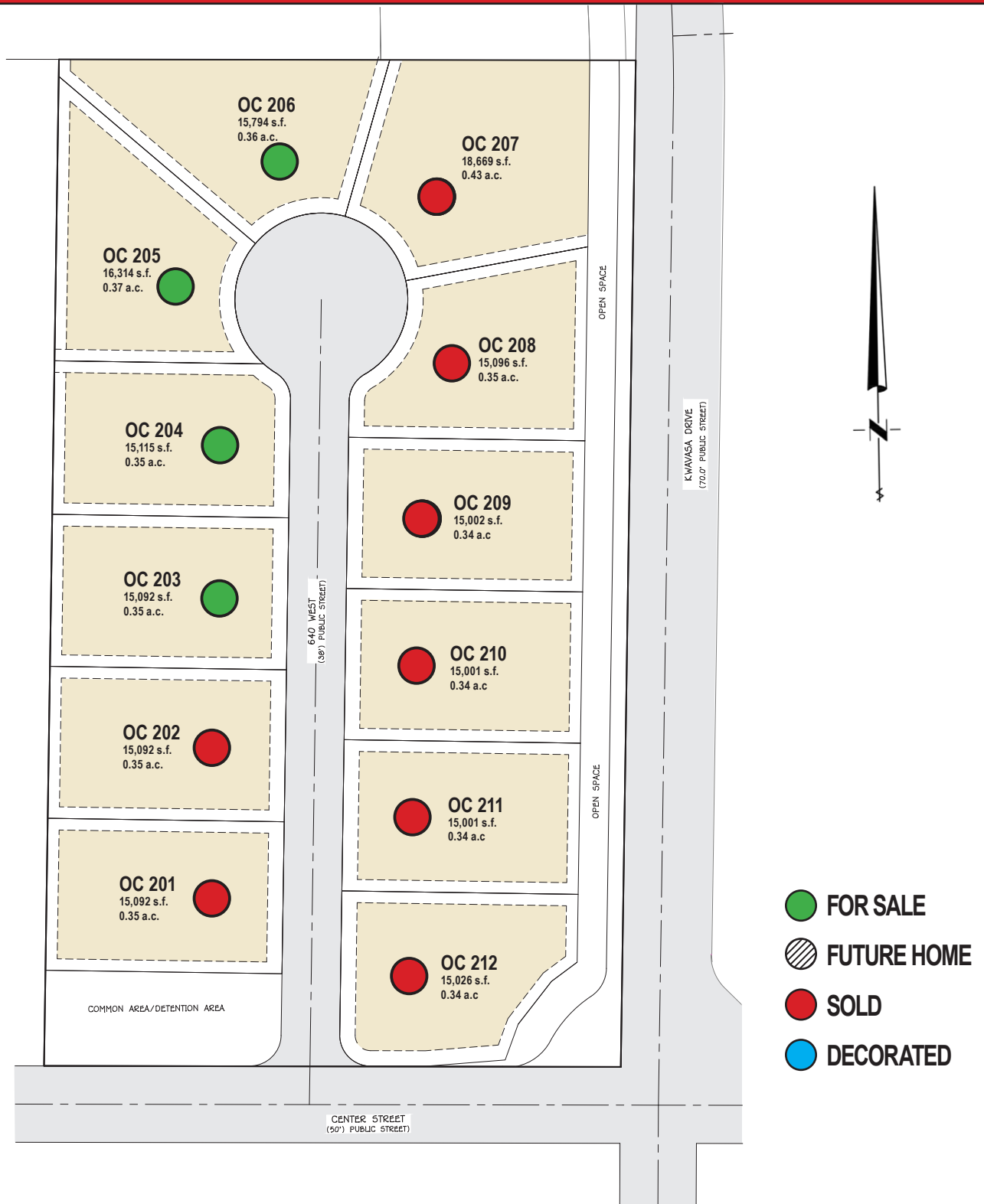
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- CenturyLink ON Fiber Internet 1 Gig Community
- Prewire for Cable, Phone Service and Satellite
- CAT5 and Coax Run to Great Room(s) and Bedrooms
- Video Doorbell with iOS/Android Support
- Automated Door Lock with Keypad
- Pre-Wire for 2 Cameras
- Pre-Wire 5.1 Surround Sound in Living Room

*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: Alisa Huser
(435)669-6460 - alisa@ssrealtysolutions.com





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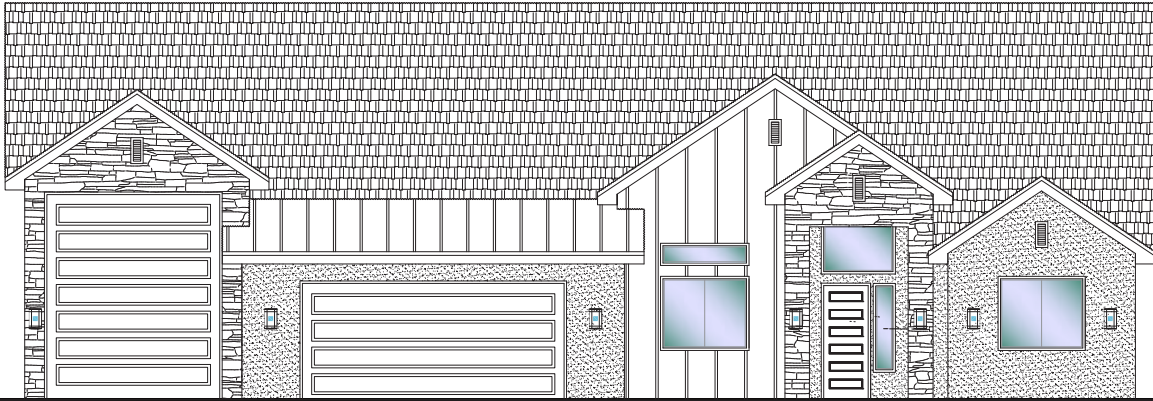
MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS

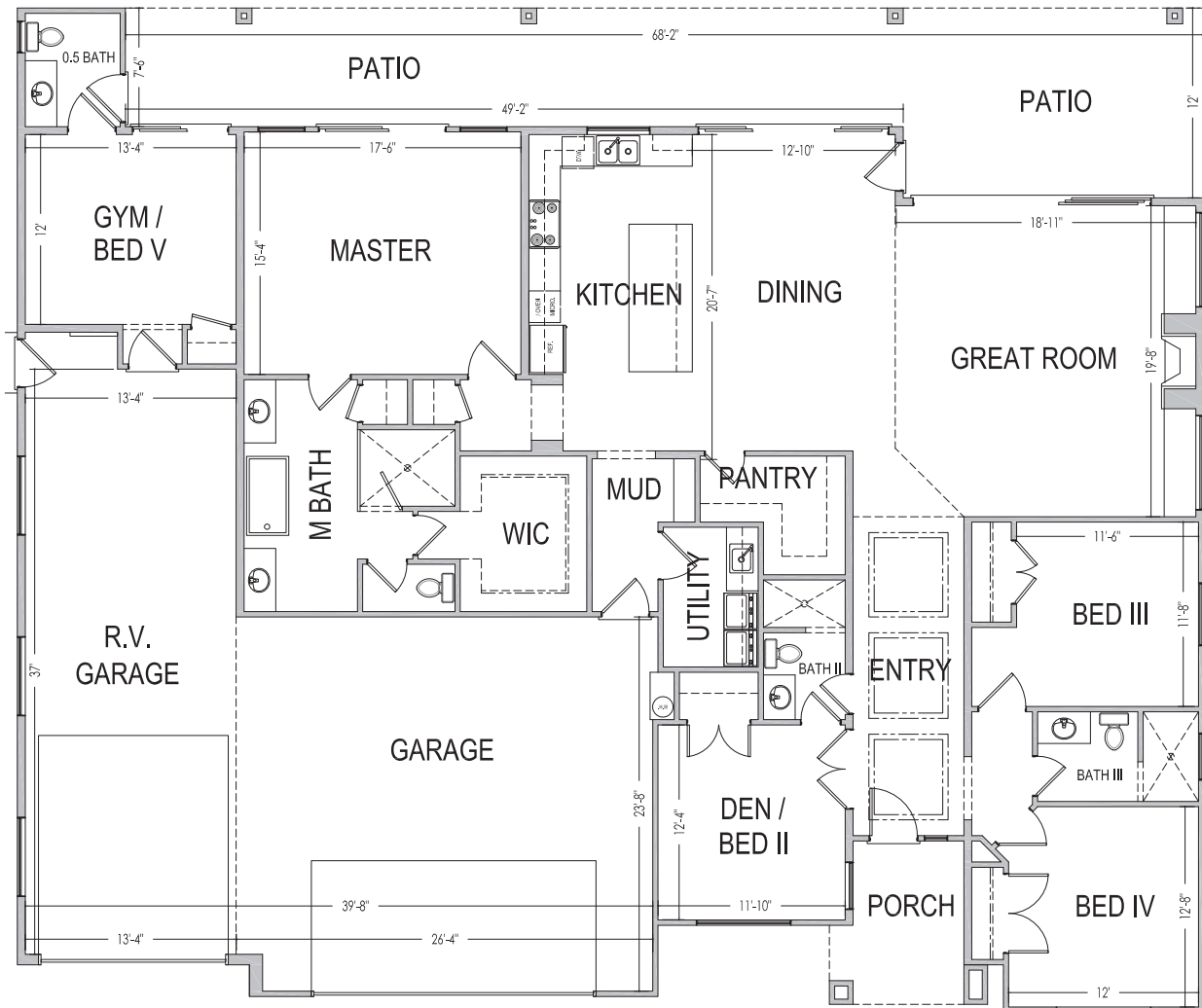


49 North 640 West
Ivins, UT 84738



75'x64'

2,772 ft.²



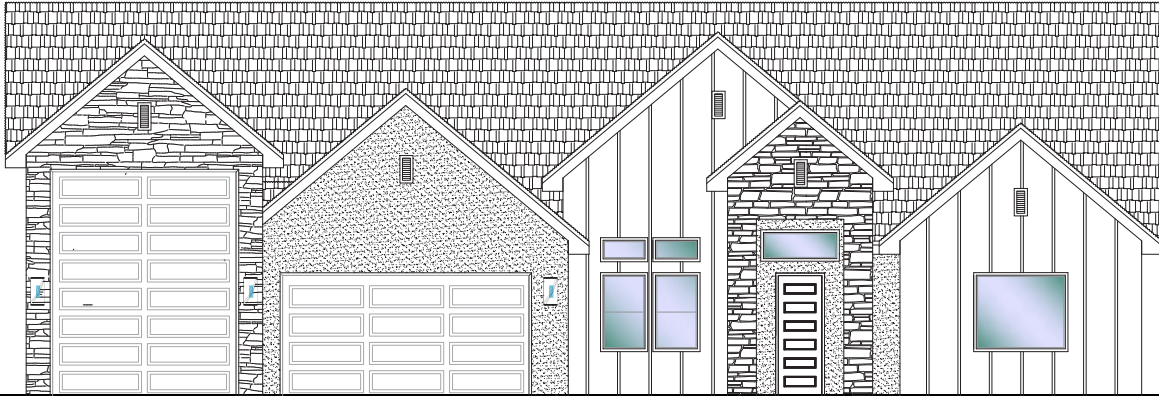
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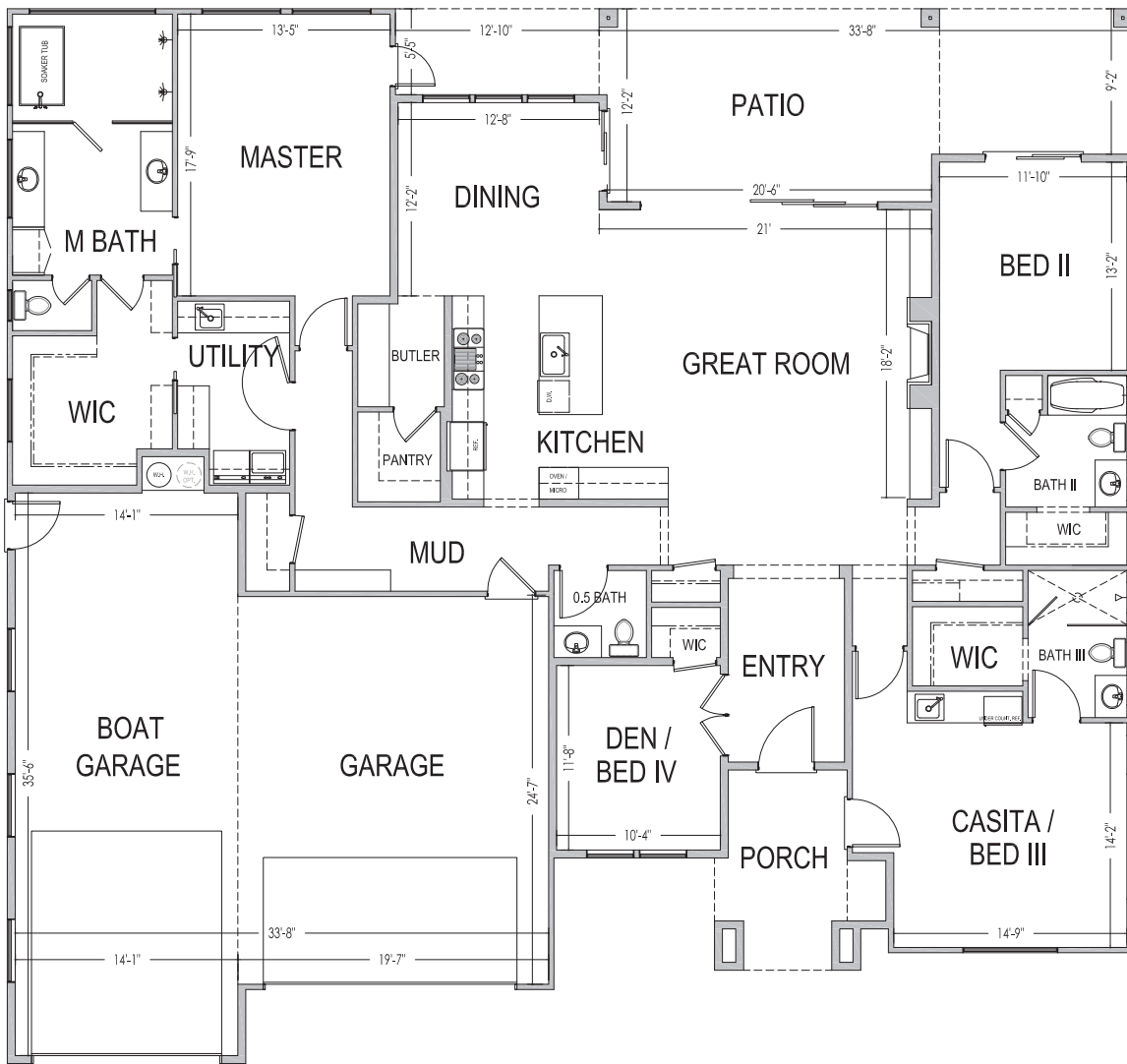


61 North 640 West
Ivins, UT 84738



71'x67'

2,750 ft.²



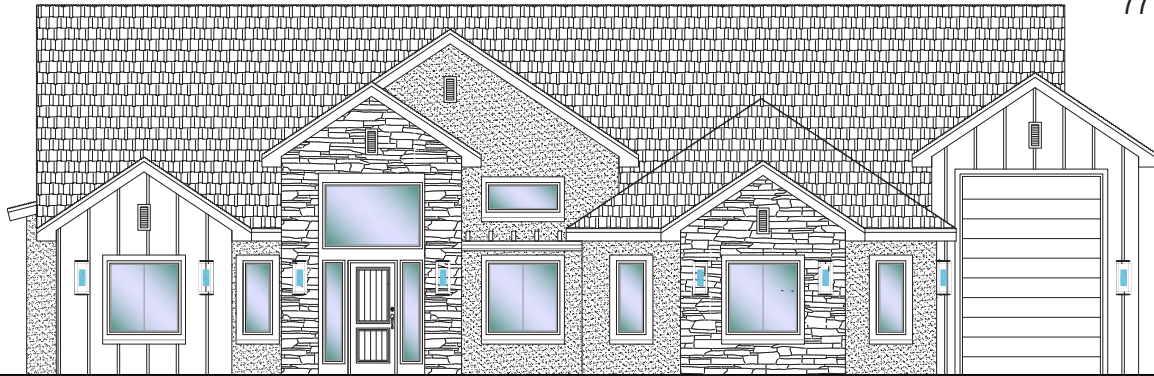
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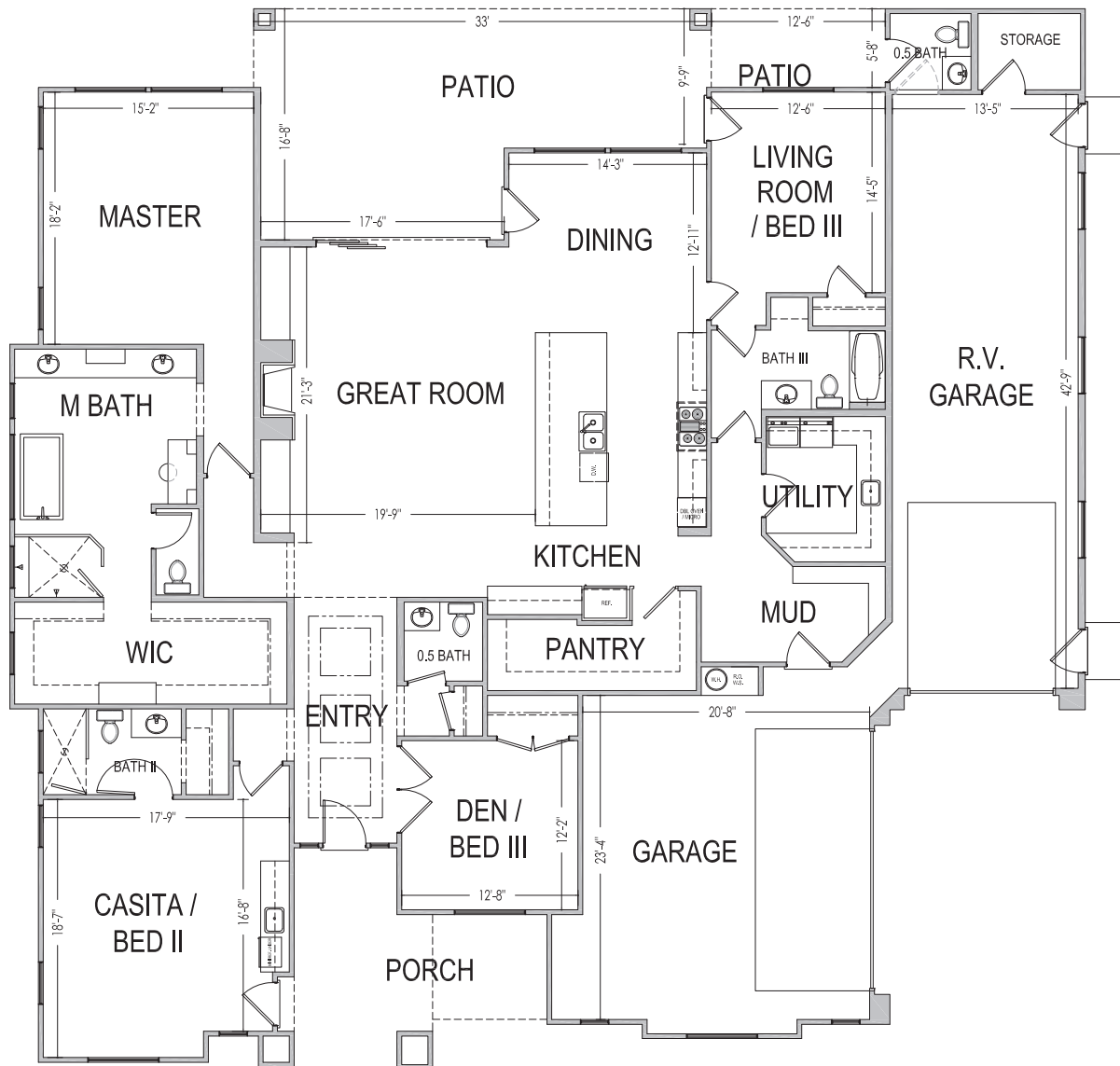


77 North 640 West
Ivins, UT 84738



75'x74'

3,085 ft.²

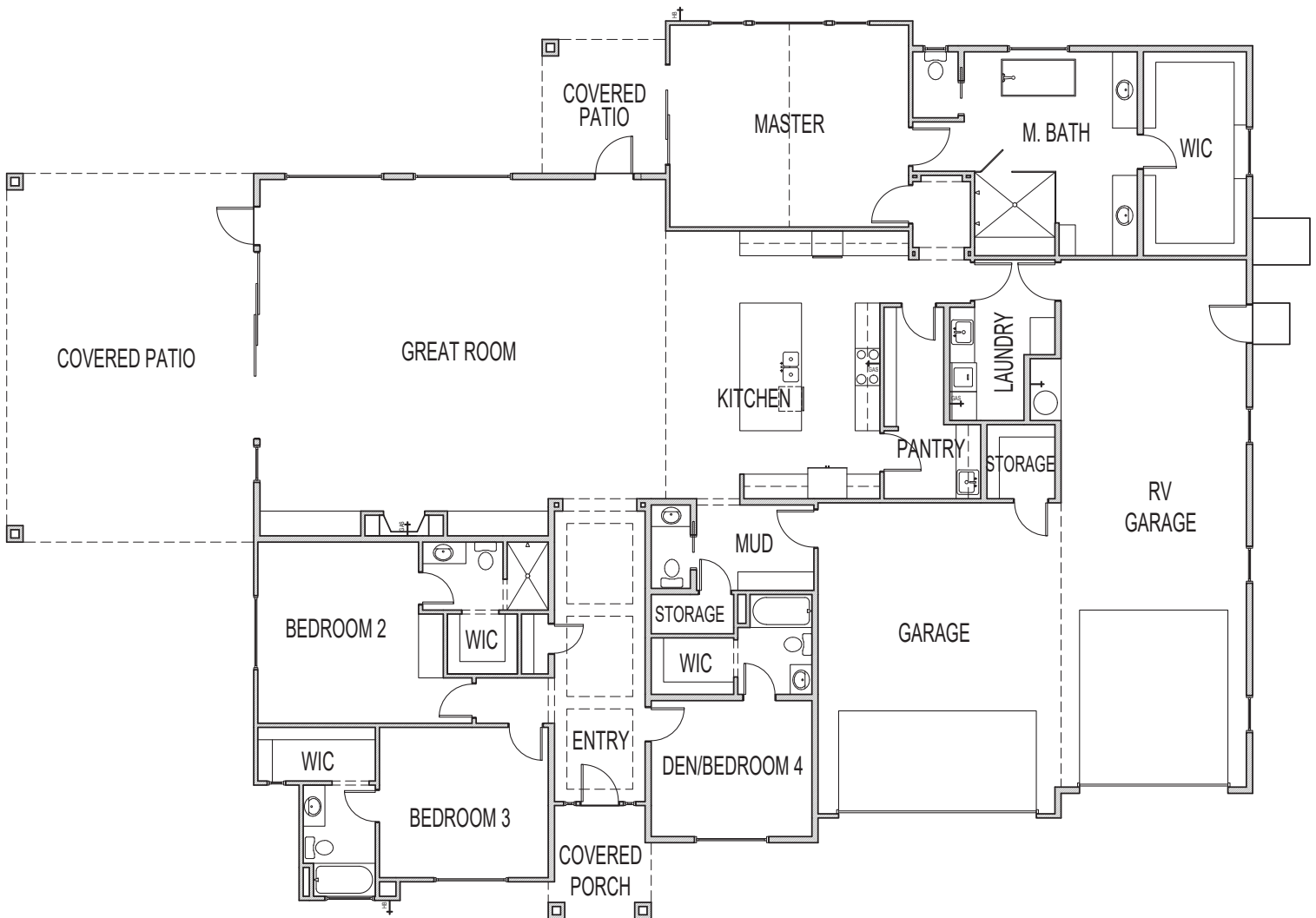


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HOA Includes:

Landscape Maintenance of Common Areas

Administration / Management

Monthly Total..... \$20

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

Payable to:

Onyx Canyon HOA
201 E St George Boulevard
St. George, UT 84770
(435) 628-3950



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

New Buyer Reinvestment Fee \$200

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

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UTILITY & COMMUNITY SERVICES

ELECTRIC

Rocky Mountain Power (888) 221-7070
455 Old HWY 91
Hurricane, UT 84737
www.rockymountainpower.net

SEWER / WATER

Ivins City (435) 628-0606
55 N Main Street
Ivins, UT 84738
www.ivins.com
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

Ivins City Post Office (435) 628-2112
575 S 200 E, Ste. #3 (888) 275-8777
Ivins, UT 84738
Office: M-F 9am-4pm / Sat 9am-12pm

**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 (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

Red Mountain Elementary

(435) 628-0606

263 E 200 S
Ivins, UT 84738
www.rmes.washk12.org

INTERMEDIATE SCHOOL

Lava Ridge Intermediate

(435) 652-4742

2425 Rachel Drive
Santa Clara, UT 84765
www.lavaridge.net

MIDDLE SCHOOL

Snow Canyon Middle

(435) 674-6474

1215 Lava Flow Drive
St. George, UT 84770
www.scmiddle.org

HIGH SCHOOL

Snow Canyon High

(435) 634-1967

1385 N 2400 W
St. George, UT 84770
www.schs.washk12.org