10/21/2026

ONYX VALLEY

NEW HOMES FOR SALE

With Estimated Pricing & Completion Dates*

S&S Homes
www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
106	3085	1	2+Casita+Den+POOL	3 + 2(.5)	3-Car RV	Move-in-Ready*	$1,331,000*
107	3345	1	3+Den+POOL	3.5	3-Car RV	Dec.'26*	CONTRACT
111	2750	1	3+Casita+POOL	3.5	3-Car RV	Oct.'26*	$1,275,000*
112	2772	1	4+Gym+POOL	3.5	3-Car RV	Nov.'26*	$1,282,000*
114	3378	1	4+Den	3.5	3-Car Boat+RV-Pad	MIR* + (Staged)	$1,144,000*

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 Fan Pre-wire 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 14 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)
- Flat Roof (roof drains as needed)
- 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.



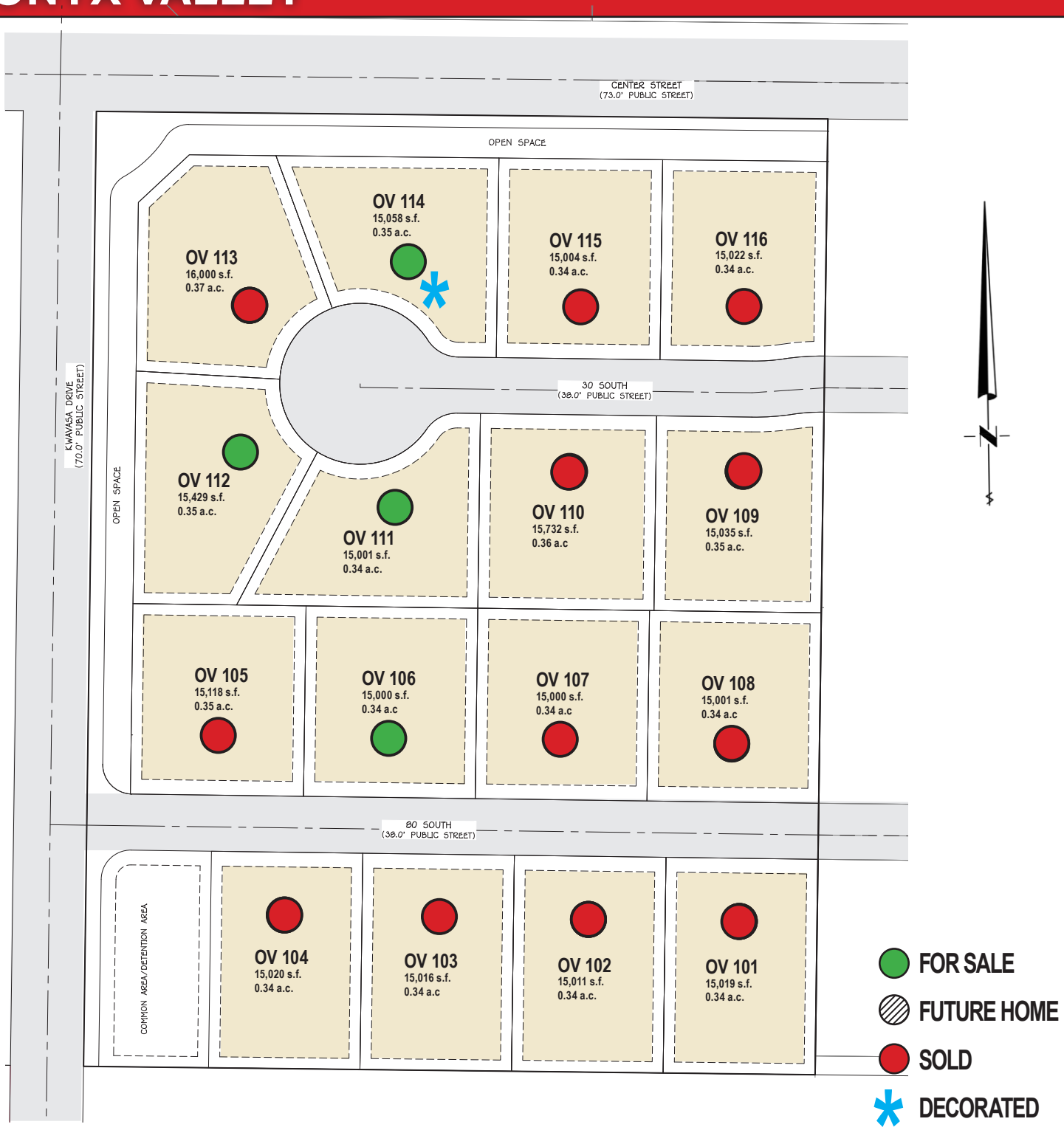
Agent: Alisa Huser
(435)669-6460 - alisa@ssrealtysolutions.com

REALTOR MULTIPLE LISTING SERVICE MLS EQUAL HOUSING OPPORTUNITY S&S Realty SOLUTIONS

ONYX VALLEY

PLAT MAP

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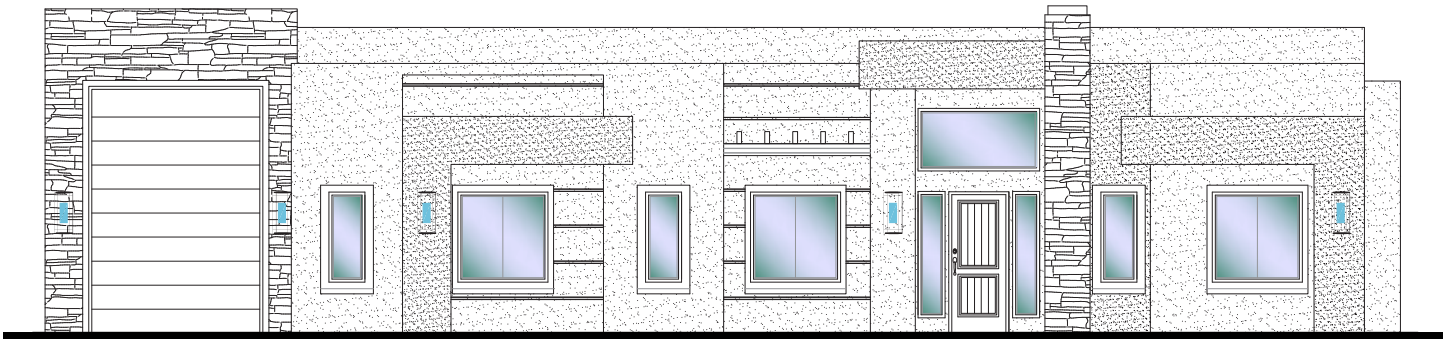
ONYX VALLEY

LOT #106 - FOR SALE*

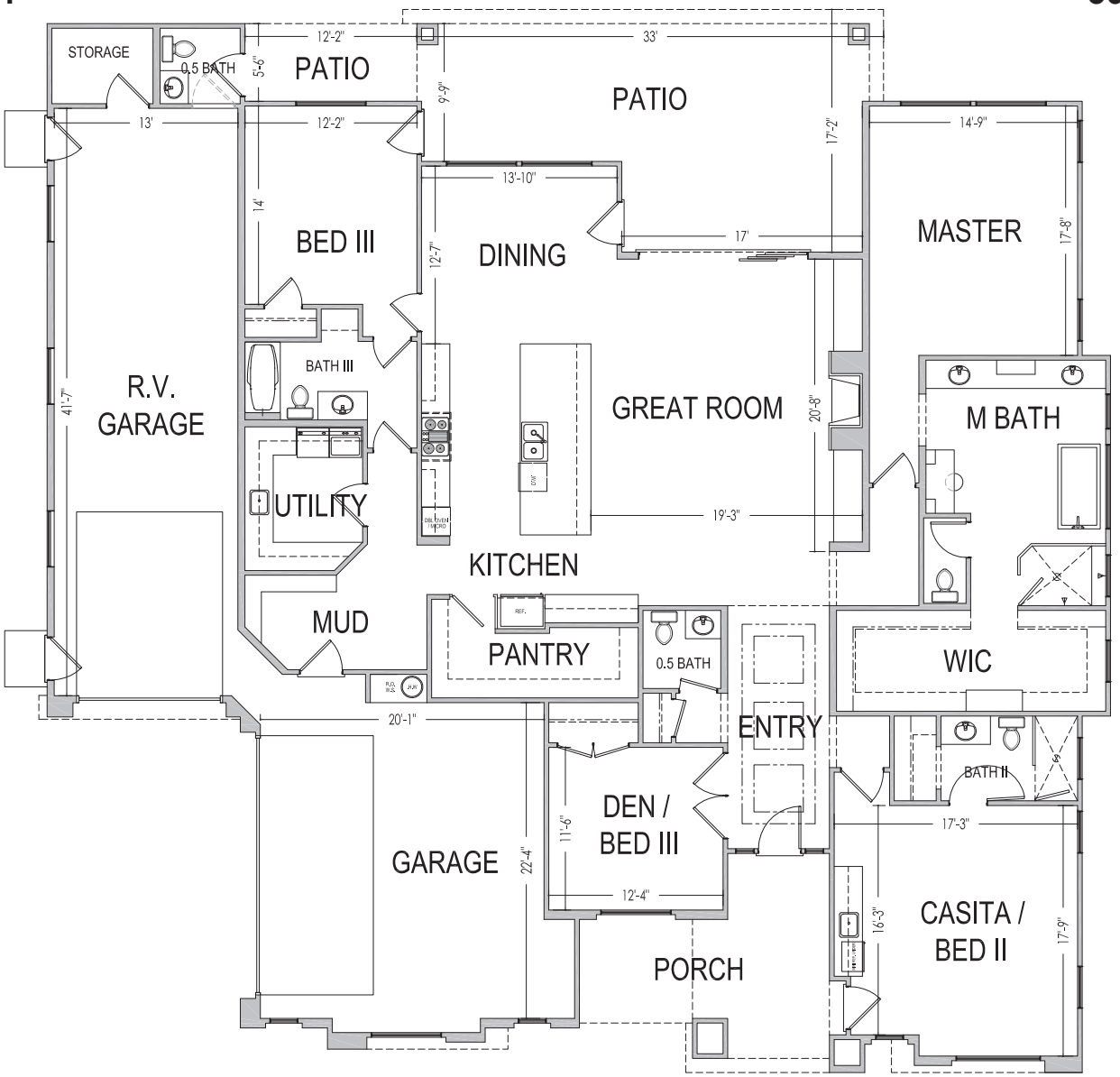
3 Bed + Casita | 3 Bath + 2(.5) Bath | 3 Car RV Garage

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564 West 80 South, Ivins, UT 84738



75'x74' **3085 ft.²**



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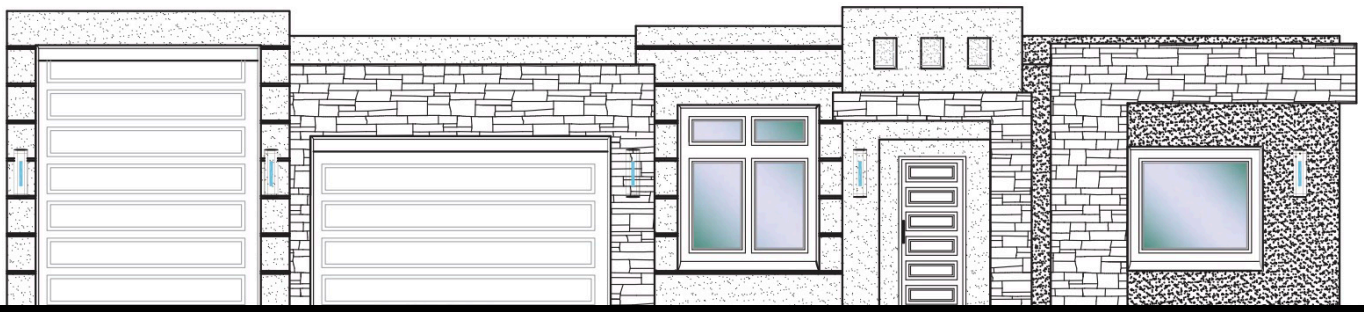
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LOT #111 - FOR SALE*

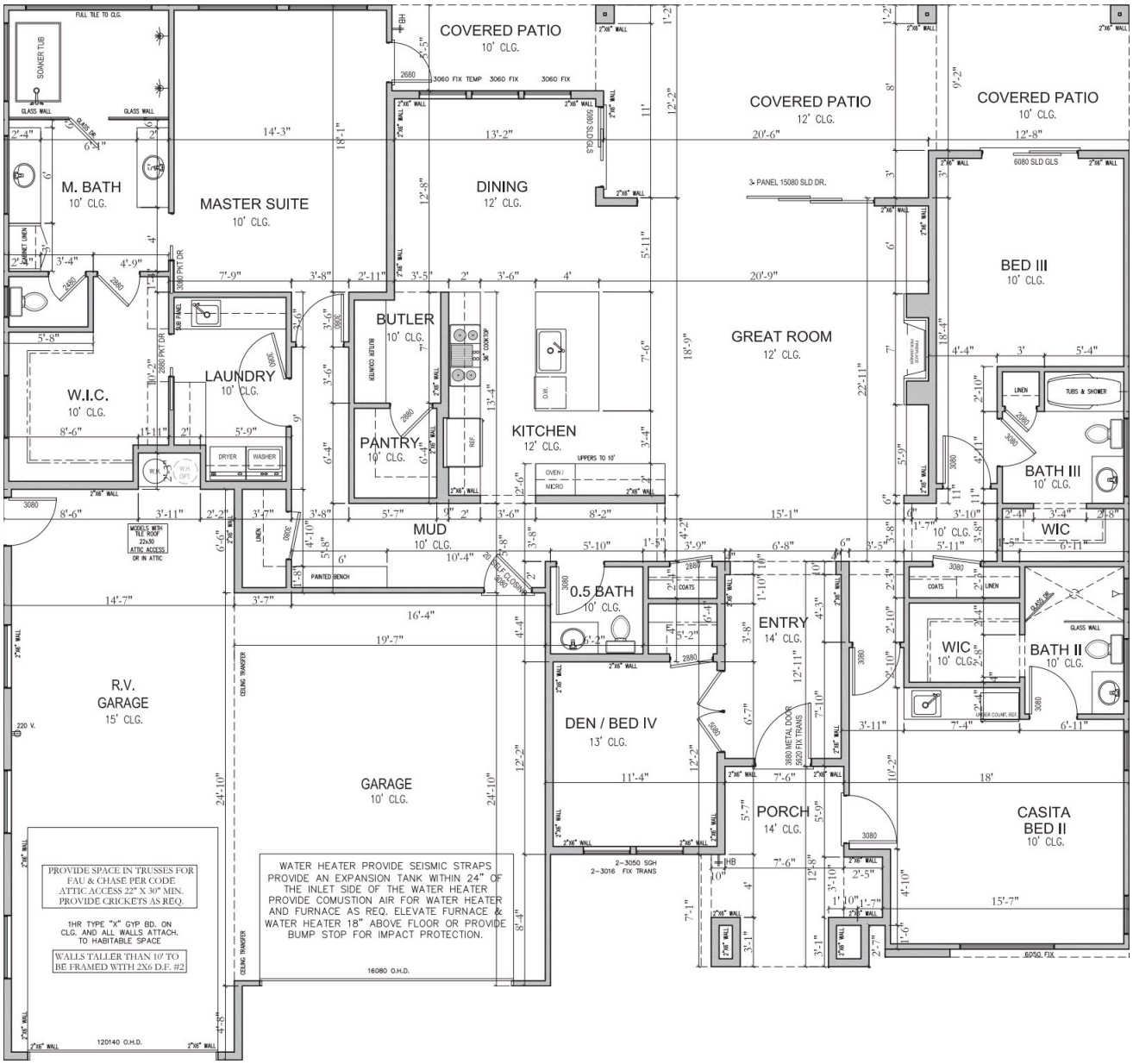
3 Bed + Casita | 3.5 Bath | 3 Car RV Garage

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565 West 30 South, Ivins, UT 84738



71'x66.7' **2750 ft.²**



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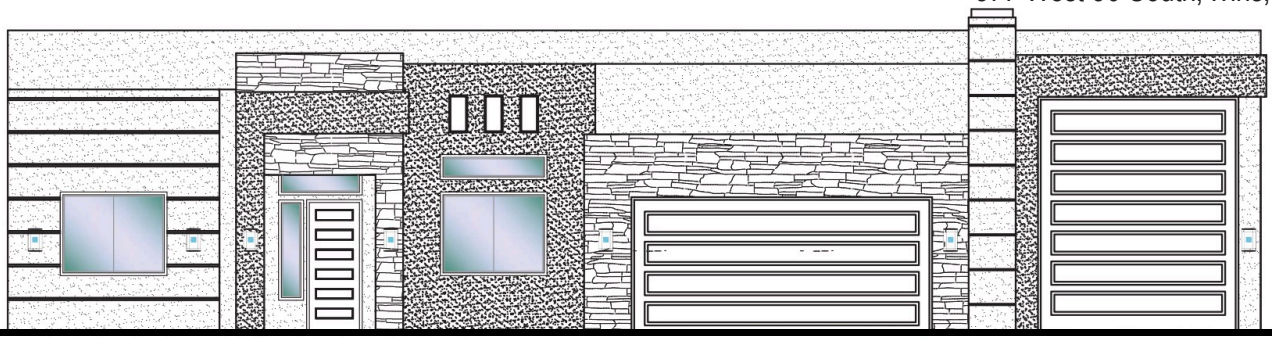
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LOT #112 - FOR SALE*

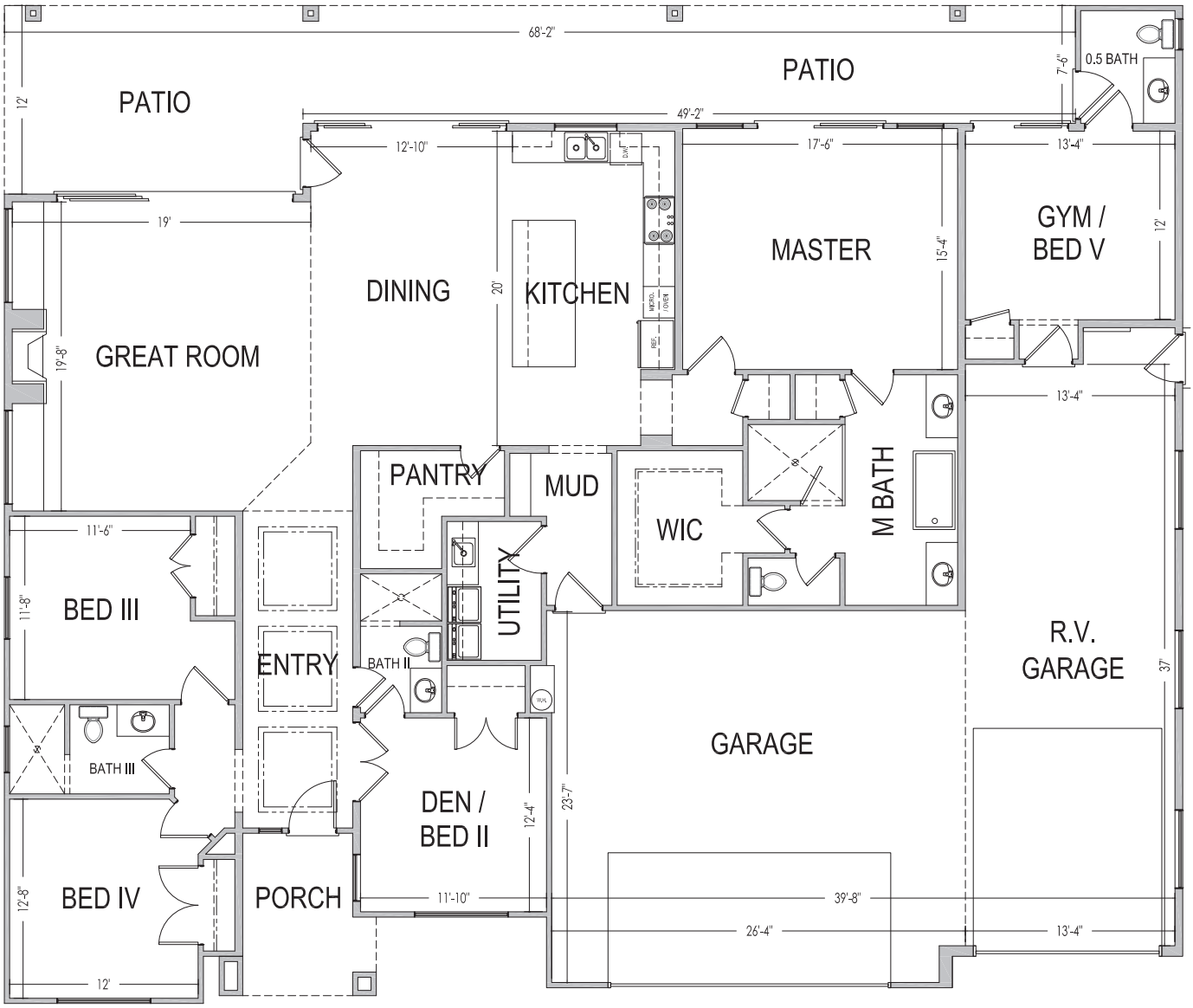
4 Bed + Gym | 3.5 Bath | 3-Car RV Garage

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577 West 30 South, Ivins, UT 84738



75'x64' **2,772 ft.²**



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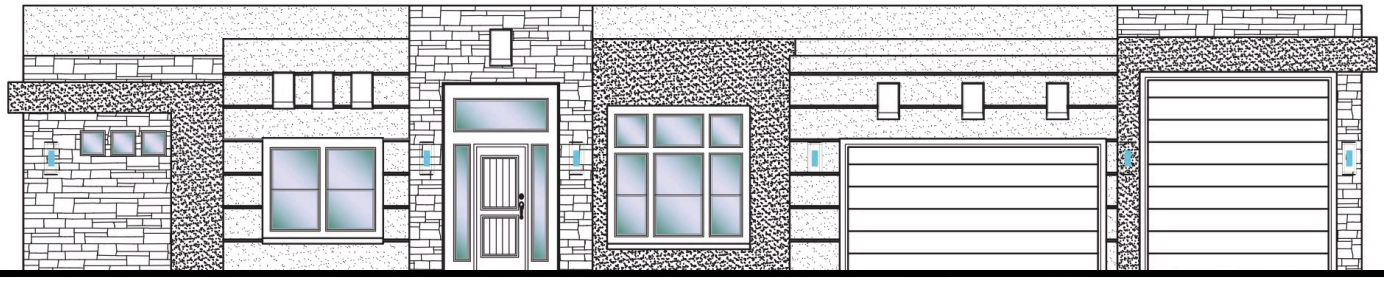
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LOT #114 - FOR SALE*

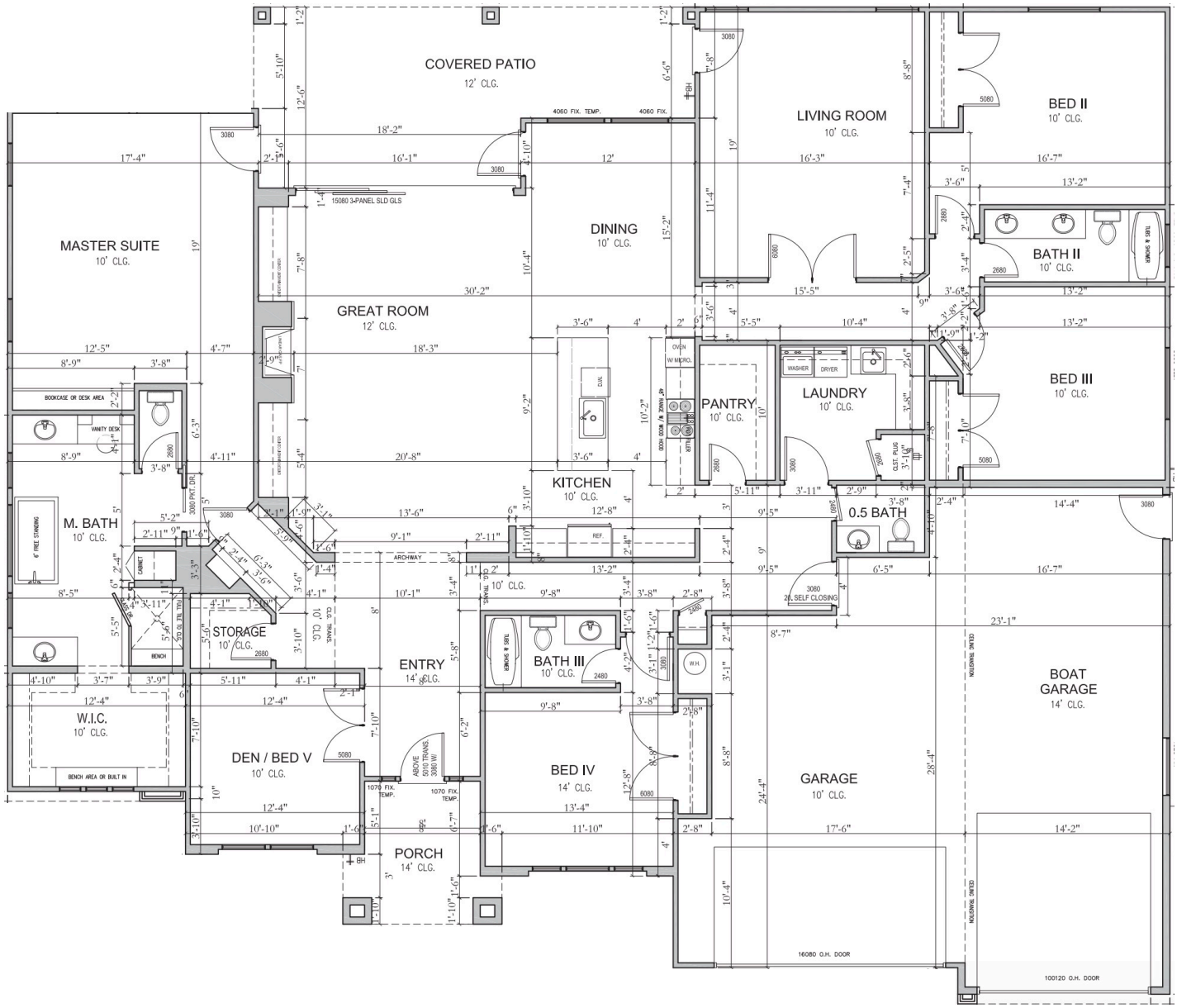
4 Bed + Den | 3.5 Bath | 3 Car Boat Garage

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562 West 30 South, Ivins, UT 84738



80'x68' **3478 ft.²**



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UTILITY & COMMUNITY SERVICES

S&S Homes
HOMES FOR LIFE

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.*

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UTILITY & COMMUNITY SERVICES

S&S Homes
HOMES FOR LIFE

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