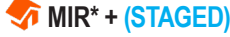


LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
3	2594	1	3	2.5	3-Car	 MIR* + (STAGED)	CONTRACT
4	2030	1	3+Den	2	3-Car	Sept.'26*	CALL FOR PRICE*
6	1897	1	3	2.5	3-Car	Jul.'26*	CALL FOR PRICE*
8	1974	1	4	2.5	2-Car	May.'26*	\$733,900*
11	2797	1	4	3	3-Car RV	Sept.'26*	CALL FOR PRICE*
17	1738	1	3	2	2-Car	Jul.'26*	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 or Cook top with Wall Oven (As per Plan)
- Energy Saving LED Light Bulbs
- Designer Selected Granite Counter Tops (3 cm Thick)
- Designer Selected Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Air Switch in Island for Disposal
- 18" Tile Kitchen Back Splash
- Pull Down Delta Essa® Collection Stainless Steel Kitchen Faucet
- Delta® Velum Satin Nickel Faucets Throughout
- 8' Tile Shower & Tub Surrounds with Deco Accent Tile
- Toilet Paper Holders & Towel Bars
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Luxury Vinyl Plank in Entry, Kitchen, Nook, Baths, Utility Room, Hallways
- Gas Fireplace with Blower (If Included on 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)
- Elevated Ceilings (As Included on Plan)

EXTERIOR

- **95% Gas Furnace and 13 SEER A/C**
Above Industry Standard of 80% Furnace
- 50 Gallon Gas 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 Barrier Sheeting Across Roof
- **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 and Drains
- Border Accents on Driveway
- Fire Rated Garage Entry Door
- Dark Sky Association Approved Lighting
- 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
- Pre-Wire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Ready Community
- Fiber Optic Cable Run into Oversized Interior Low Voltage Panel
- Pre-Wire or Sleeved for Cable, Phone Service and Satellite
- Ethernet and TV Drops run to Great Room(s) and Bedrooms
- Pre-Wire 5.1 Surround Sound in Living Room

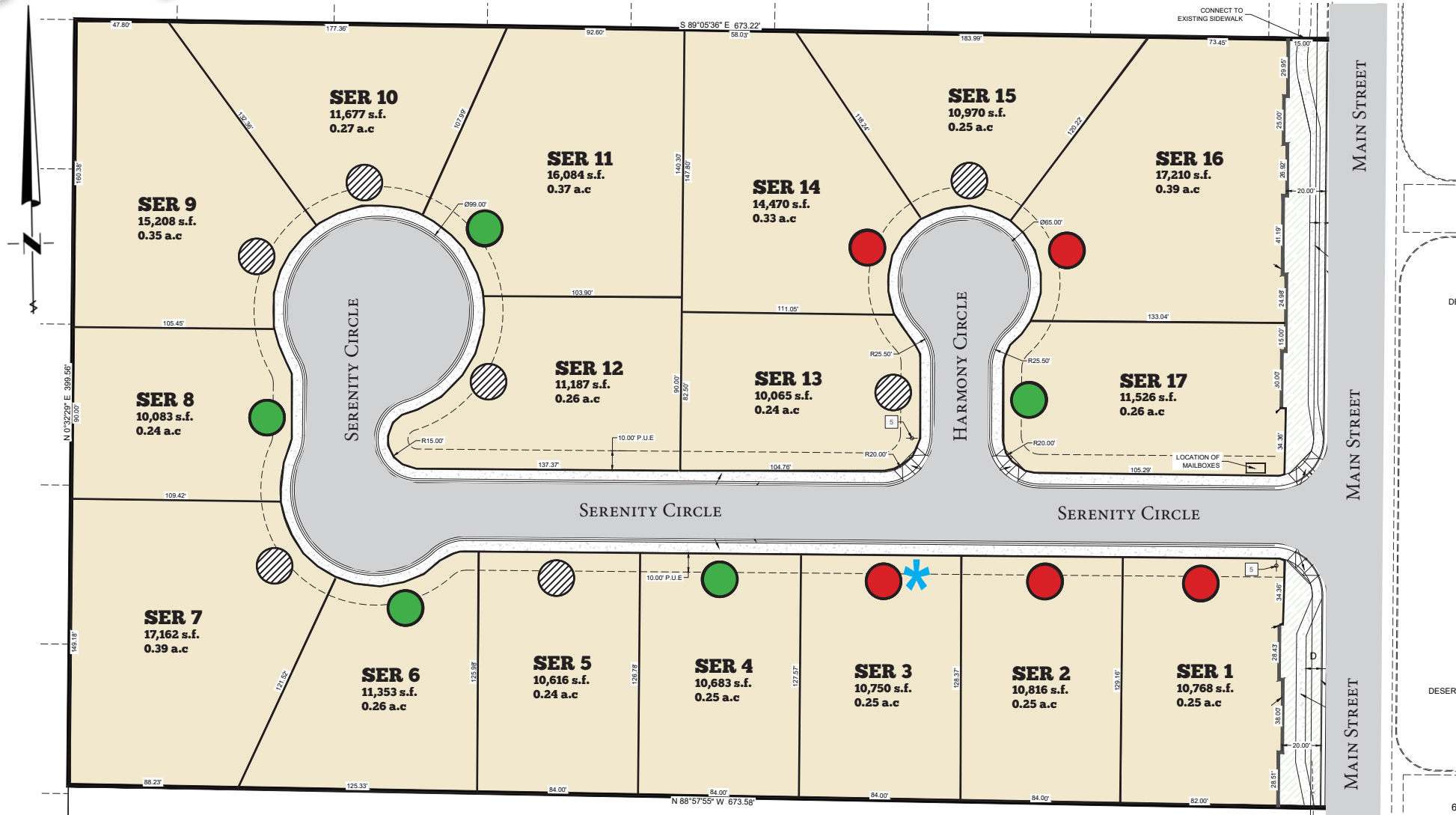
*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. *Square footage is estimated. [Scan QR CODE for more information on available homes and neighborhoods.](#)



Agent: Alisa Huser
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● FOR SALE
 ● FUTURE HOME
 ● SOLD
 ✦ DECORATED



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MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS

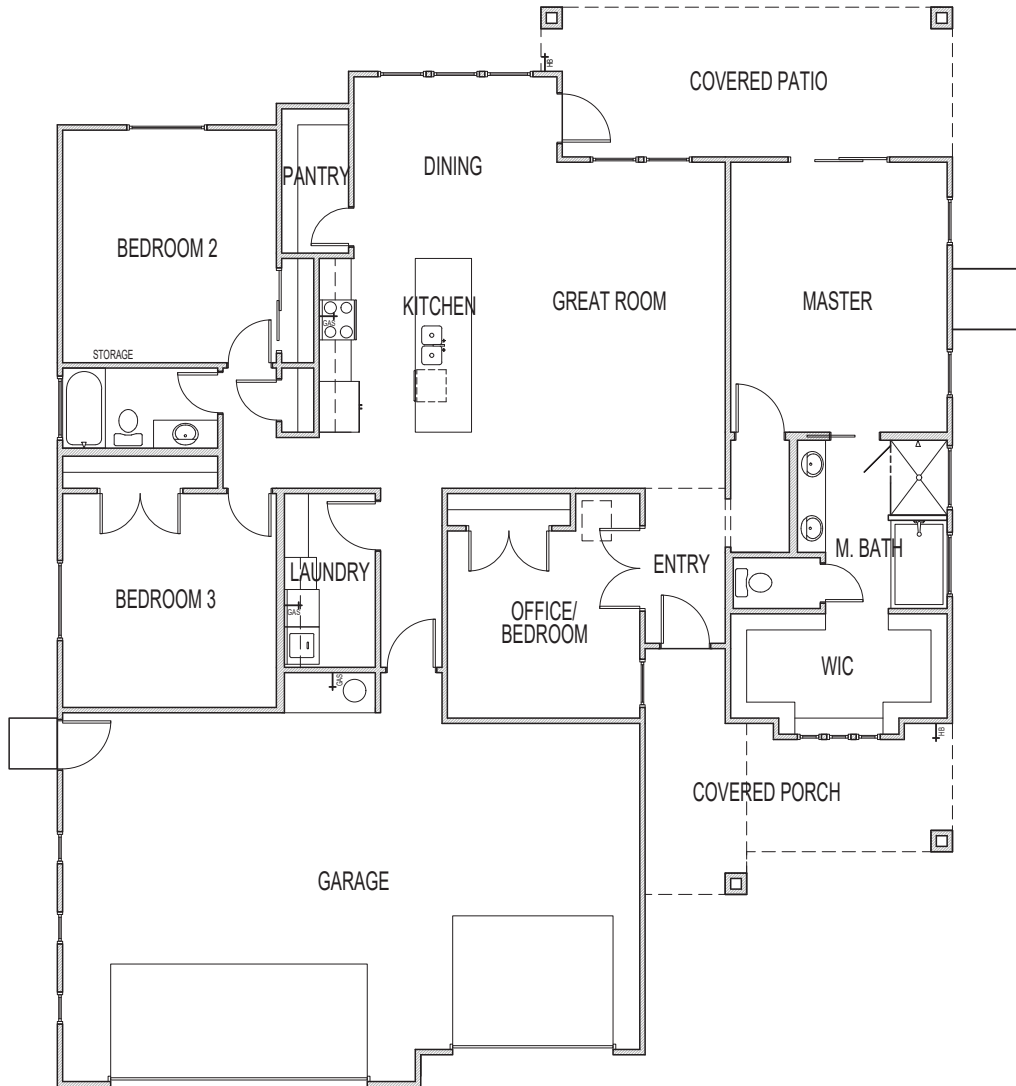


46 W Serenity Circle, Ivins, UT 84738



55'10" x 67'4"

2,030 ft.²



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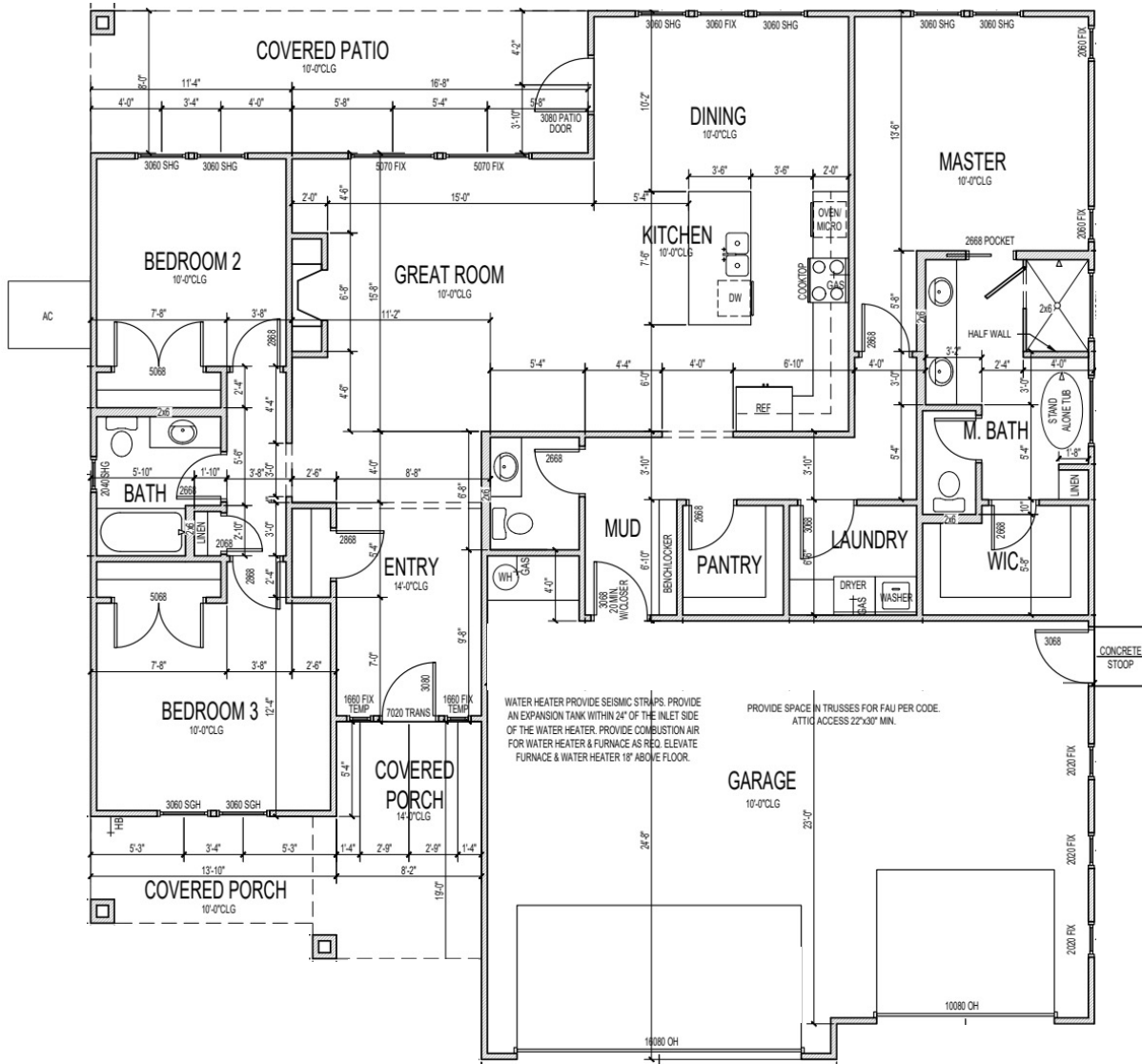


75 W Serenity Circle
Ivins, UT 84738



56.6'x59'

1,897 ft.²



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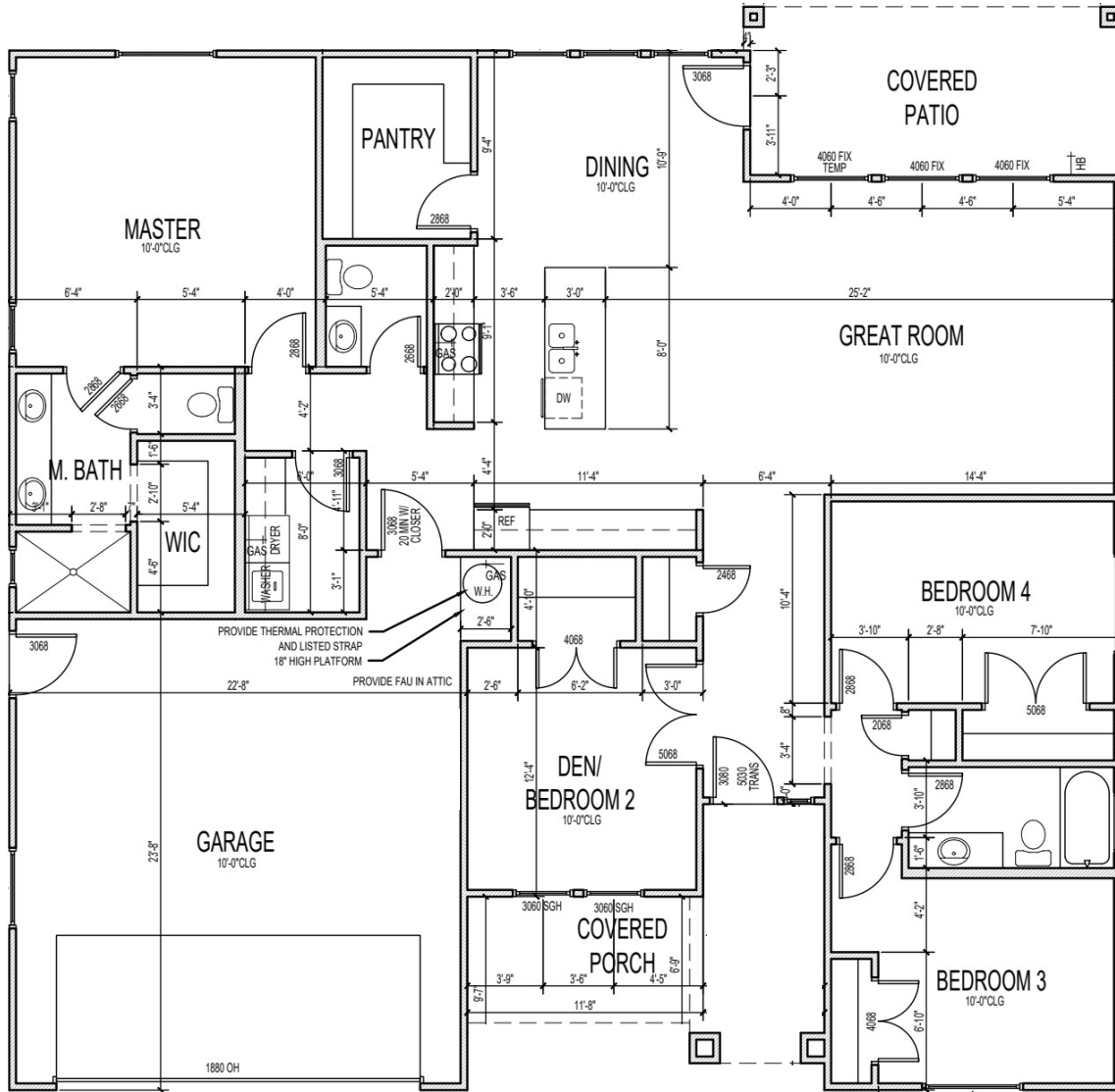


525 S Serenity Circle
Ivins, UT 84738



55'x52'

1,974 ft.²



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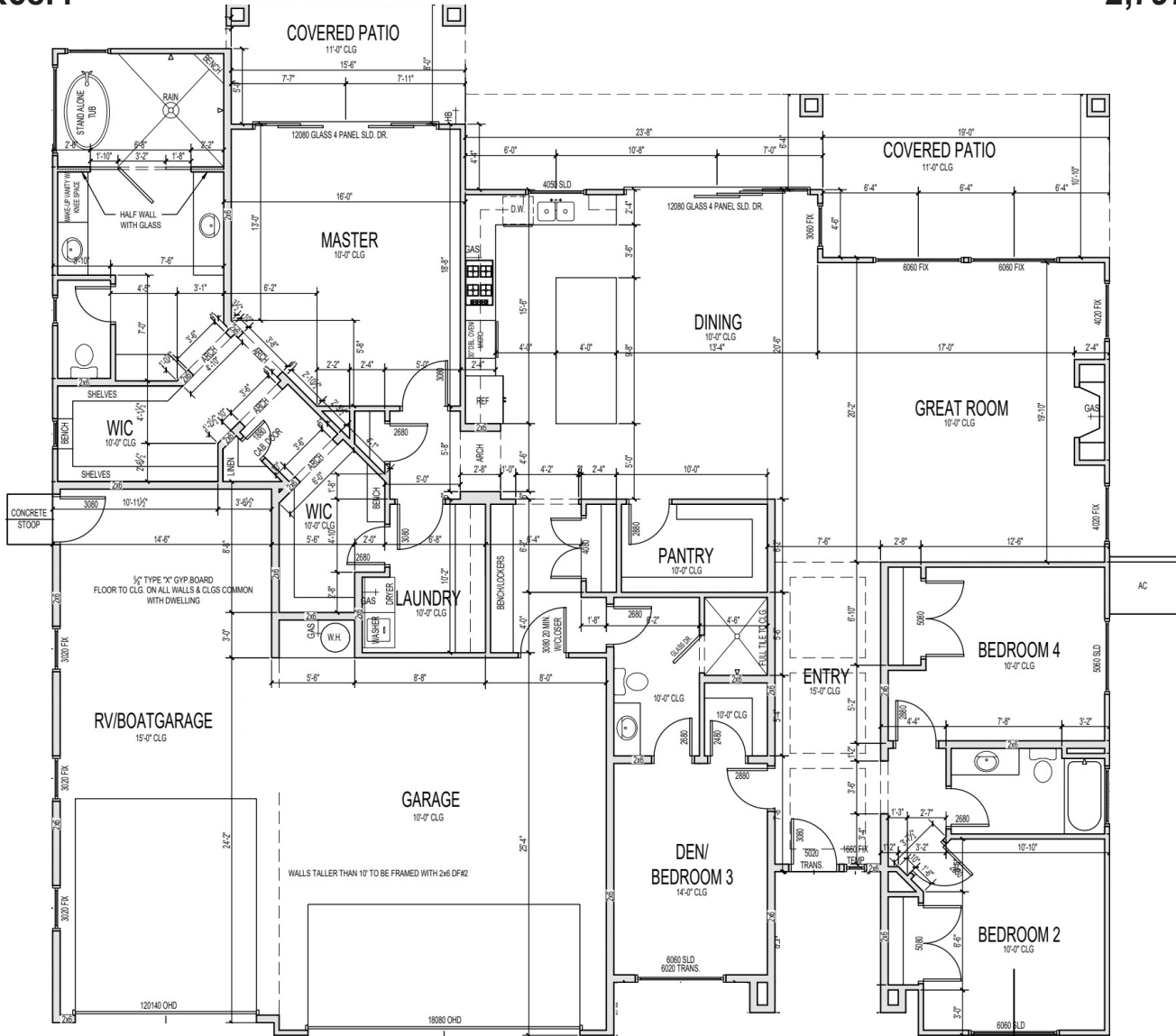


559 S Serenity Circle, Ivins, UT 84738



70'x68.4'

2,797 ft.²



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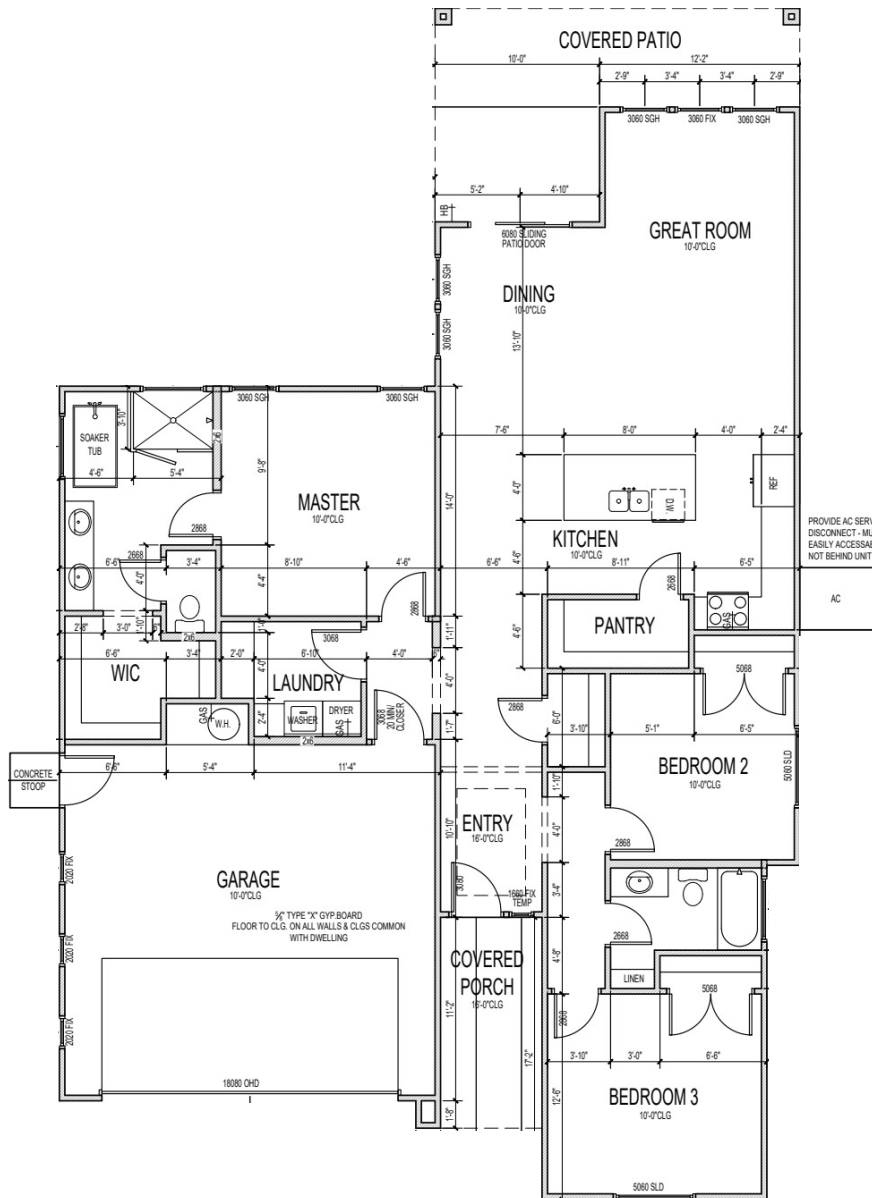


565 S Harmony Circle
Ivins, UT 84738



45'x72.6'

1,738 ft.²



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MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS



HOA INFORMATION



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:

Serenity Estates 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

121 W Tabernacle
St. George, UT 84770
www.washk12.org
Office: M-F 7:30am-4pm

(435) 673-3553

ELEMENTARY SCHOOL

Red Mountain Elementary

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

(435) 628-0606

INTERMEDIATE SCHOOL

Lava Ridge Intermediate

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

(435) 652-4742

MIDDLE SCHOOL

Snow Canyon Middle

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

(435) 674-6474

HIGH SCHOOL

Snow Canyon High

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

(435) 634-1967