

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE*
1	2860	1	3+Casita	3	3 Car	Aug.'25*	CALL FOR PRICE*
2	2723	1	4	3	3 Car-RV	Aug.'25*	CALL FOR PRICE*
3	2594	1	3	2.5	3 Car	Sept.'25*	CALL FOR PRICE*
14	2380	1	3+Den	2.5	3 Car-RV	Sept.'25*	CALL FOR PRICE*

## STANDARD FEATURES

### INTERIOR

- **GE Cafe Appliances**
- Energy Saving LED Light Bulbs
- Designer Selected Granite Counter Tops (3 cm Thick)
- Stained Knotty Alder Wood 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® Modern Chrome Faucets Throughout
- 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 or Tile Floors in Entry, Kitchen, Nook, Baths, Utility Room, Hallways
- 8' Interior Doors
- 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)
- Epoxy Garage Flooring
- Iron Front Door 3'6" w x 8'h
- 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 Sheeting in the Attic
- **Front & Rear Yard Professional Landscaping**
- **Partial Rear Yard Cinder Block Walls**
- **Pre-Plumbed for Rooftop Solar Panel Installation**
- Dead Bolt Locks on All Exterior Doors
- Synthetic Stucco Finish Coat
- Cultured Stone Accents (As per Plan Elevation)
- Rain Gutters
- Border Accents on Driveway
- Designer Selected Iron Front Door
- 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
- Prewire for Outdoor Security Cameras
- Smart Programmable Thermostat
- Fiber Ready Community
- 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
- Prewire for 5.1 Surround Sound in Living Room

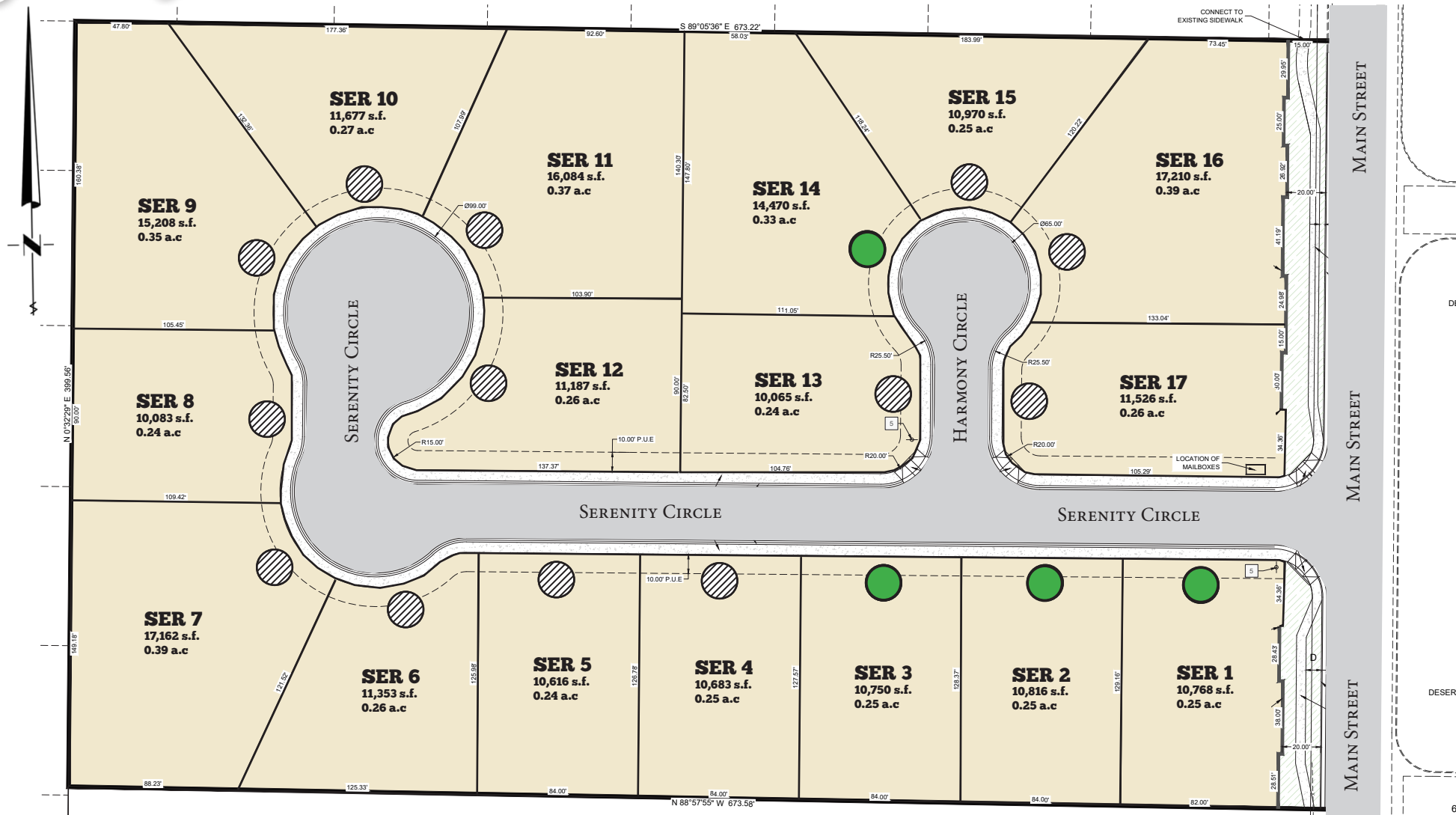
\*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. \*Square footage is estimated. [Scan QR CODE for more information on available homes and neighborhoods.](#)



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● FOR SALE ● FUTURE HOME ● SOLD ● DECORATED



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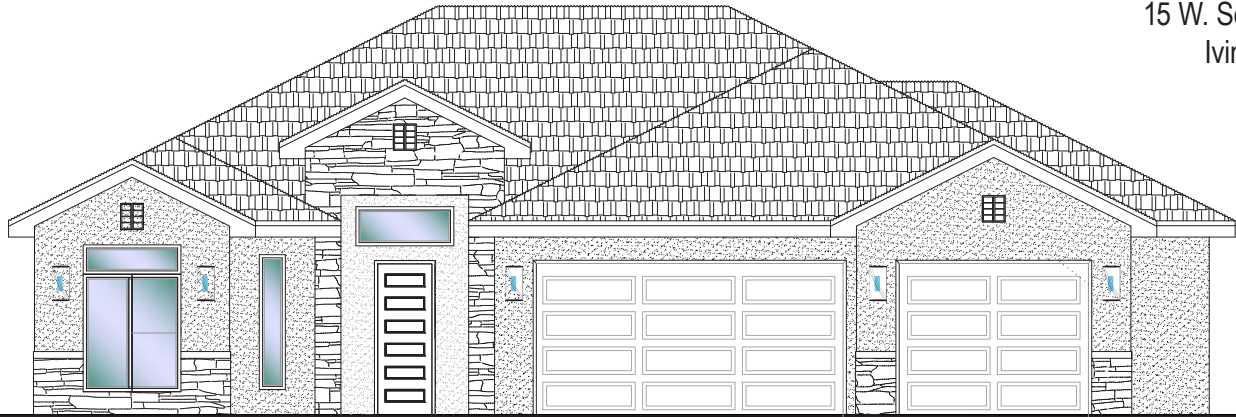


MULTIPLE LISTING SERVICE  
**MLS**



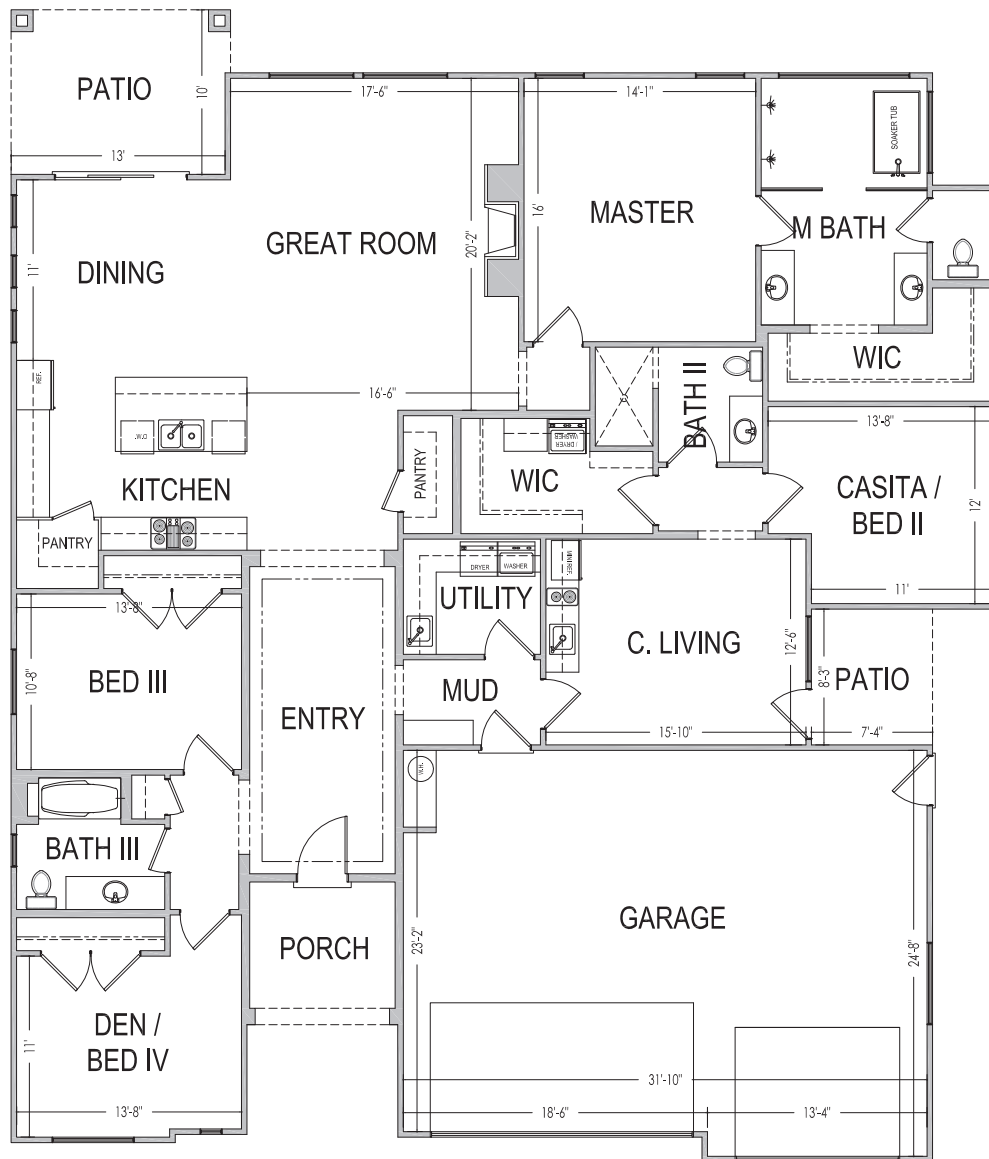
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60'x70'

2860 ft.<sup>2</sup>

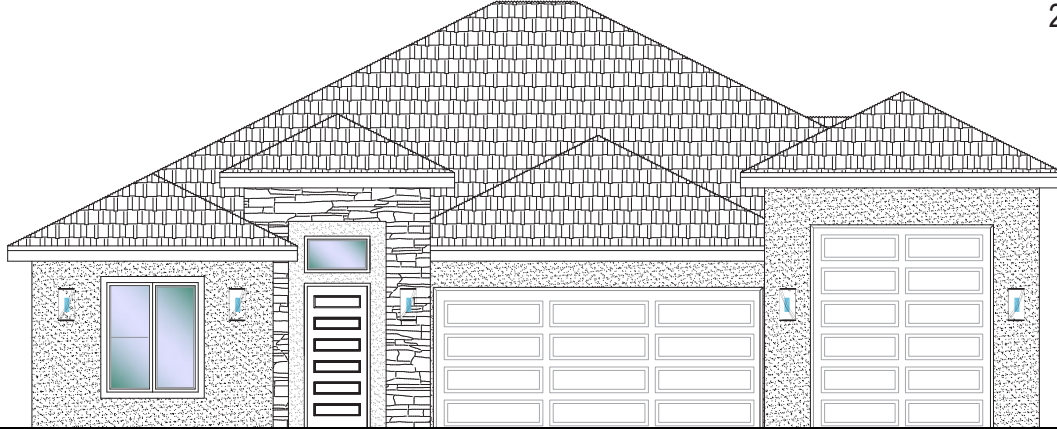


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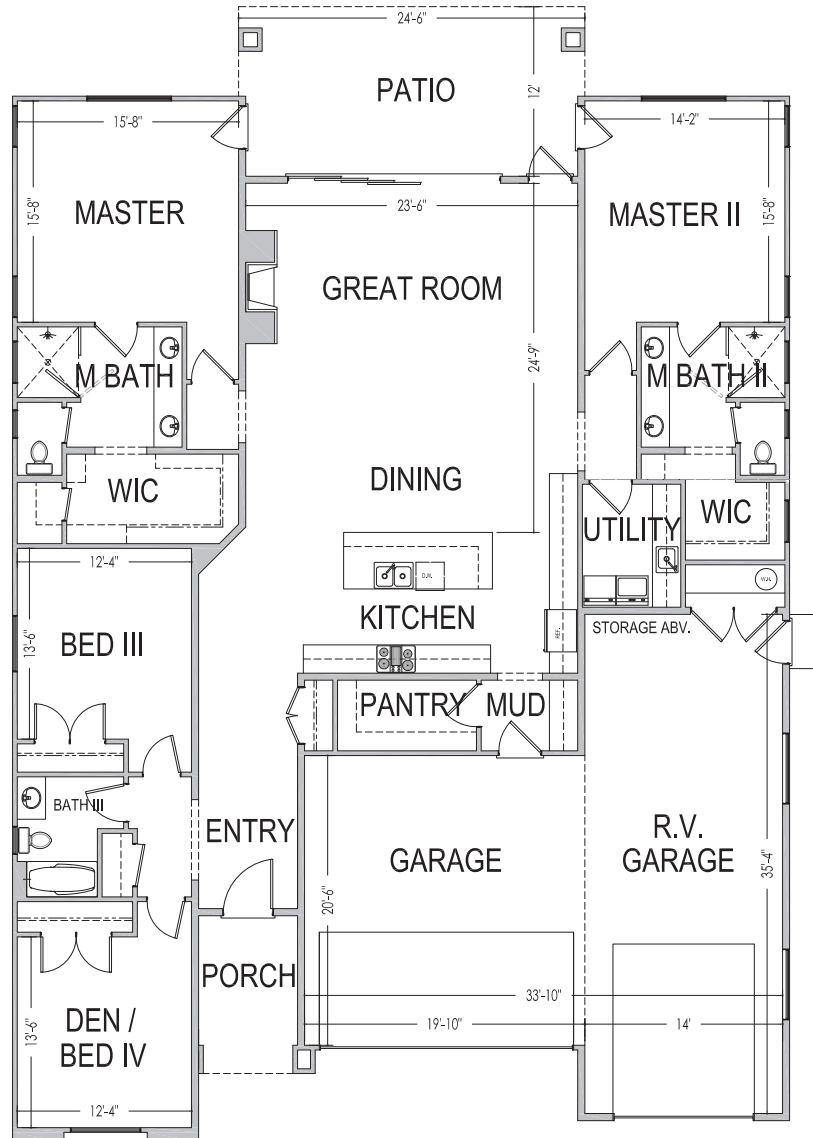
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55'x79'

2723 ft.<sup>2</sup>



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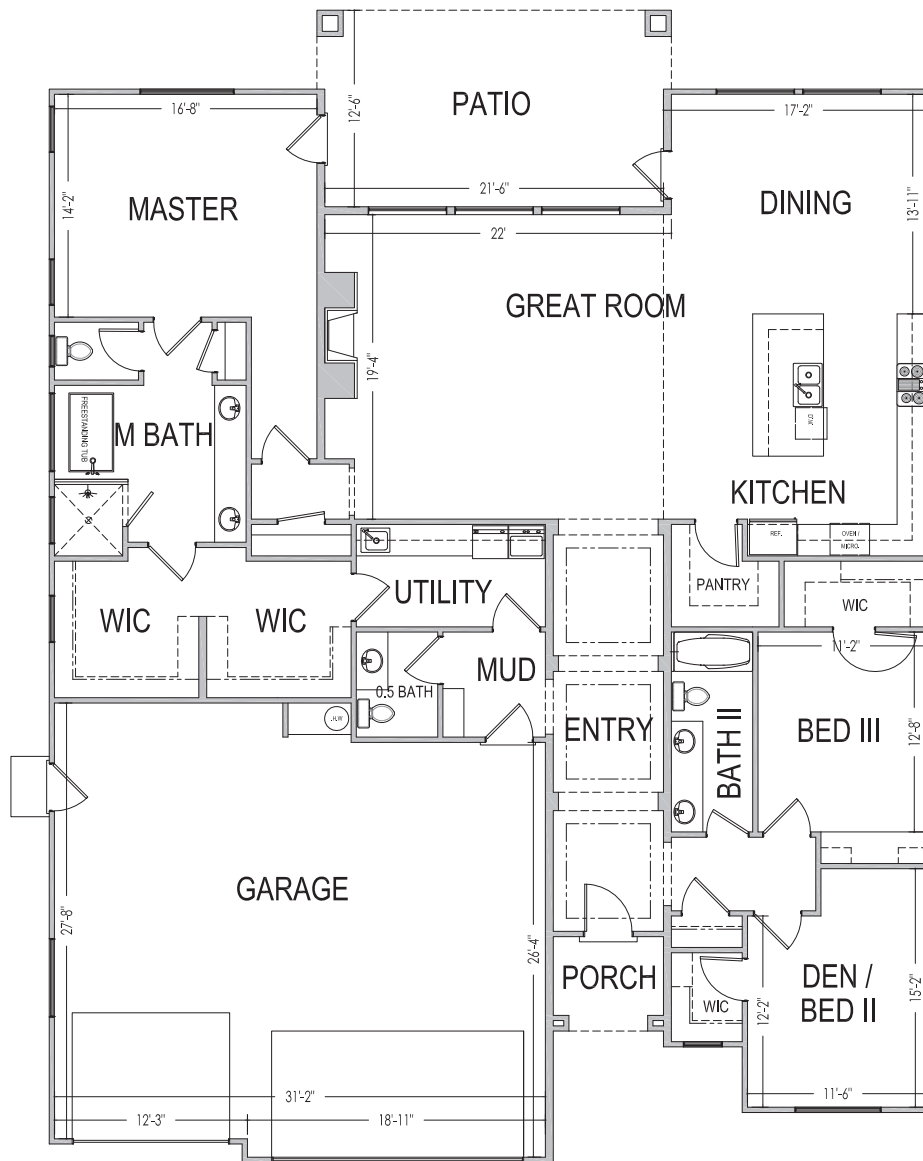






56'x73'

2594 ft.<sup>2</sup>

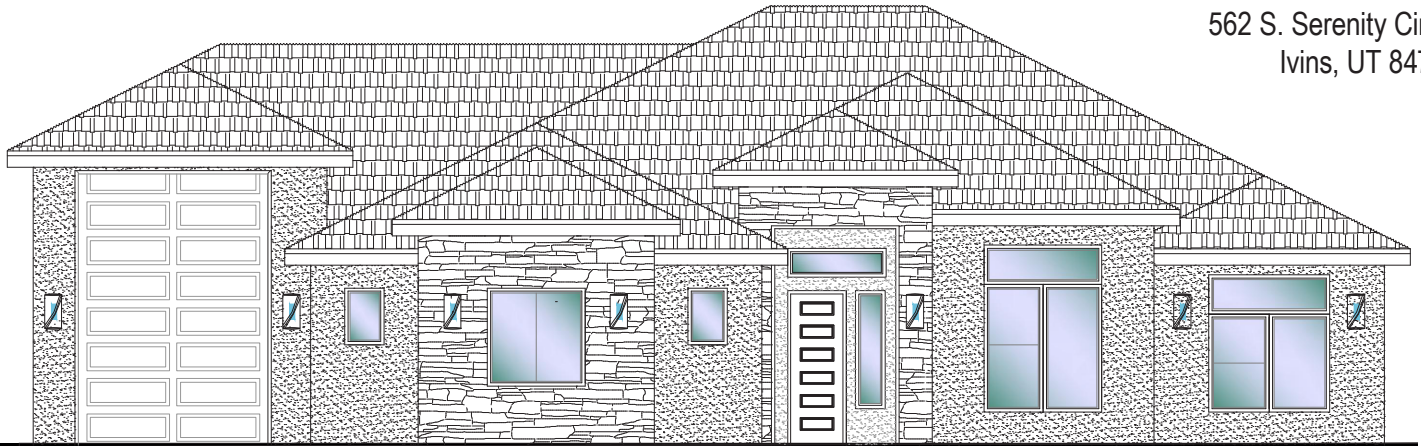


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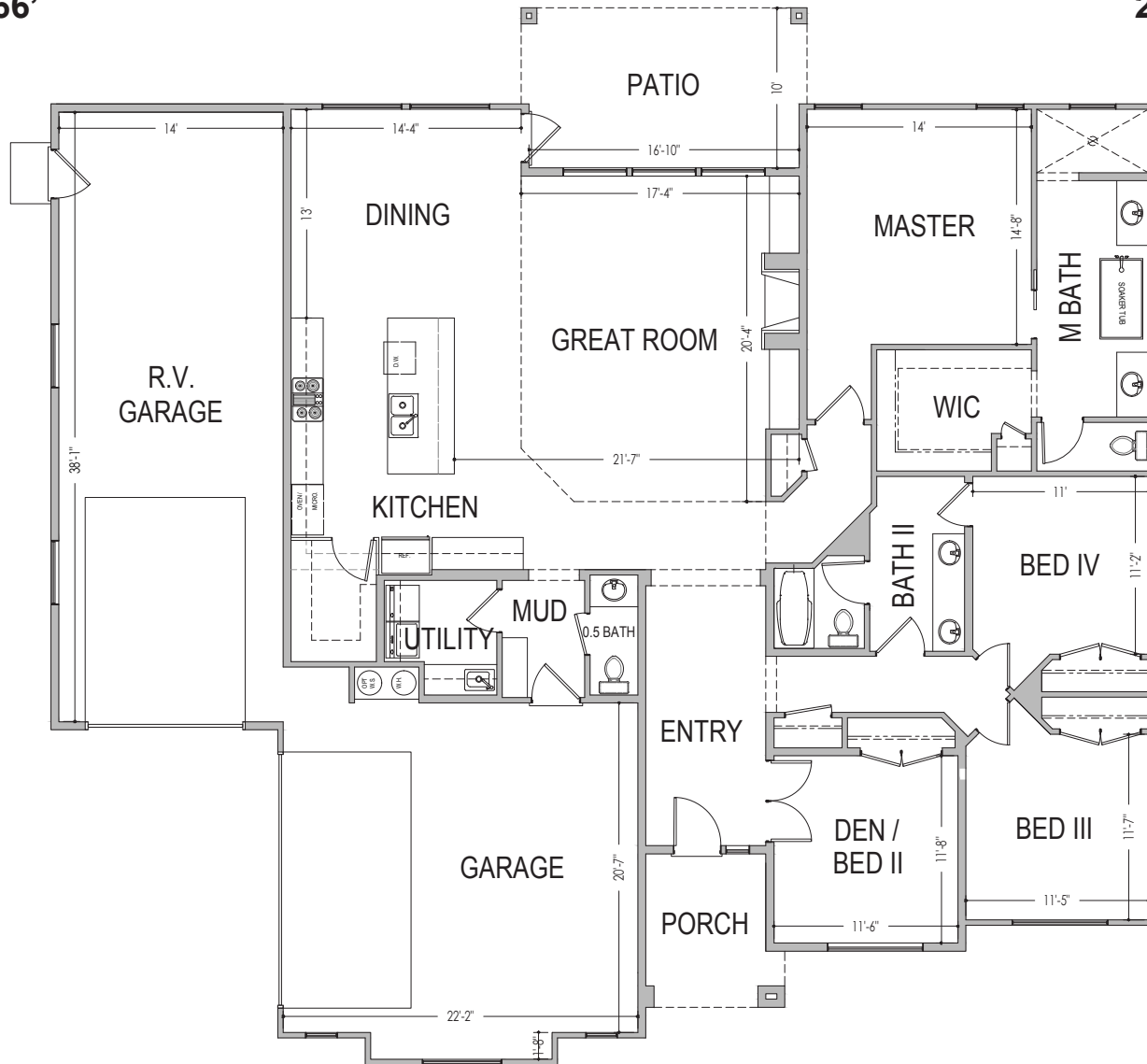
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69'x66'

2380 ft.<sup>2</sup>



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## HOA DUES



### HOA Includes:

Landscape Maintenance of Common Areas

Liability Insurance

Administration / Management

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**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

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