Sunriva GARDEN HOMES

NEW HOMES FOR SALE

With Estimated Pricing and Completion Dates*

10/22/2026

S&S Homes
www.sshomes.info

LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
115	1960	2	4	2.5	2-CAR	MIR* + Staged	$499,900*
117	2397	2	3	2.5	2-CAR	Move-In-Ready*	$529,000*
124	1960	2	4	2.5	2-CAR	Move-In-Ready*	$528,000*
125	2397	2	3	2.5	2-CAR	Oct.'26*	$542,000*
126	2397	2	4	2.5	2-CAR	Dec.'26*	$542,000*
127	2339	2	3	2.5	2-CAR	Jan.'27*	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 Kitchen & Bath Counter Tops
- Designer Selected Painted HDF Cabinets
- 36" Tall Base Cabinets
- Soft Close Cabinet Doors and Drawer Guides
- Under-Mount Stainless Steel Kitchen Sink with Garbage Disposal
- Delta® Plumbing Fixtures Throughout
- Tile Primary ShowerFiberglass Tub/Shower Inserts
- Bathroom Hardware & Accessories
- Fiberglass Tub/Shower Inserts
- Elongated Toilets in All Baths
- Full Width Mirrors Above Vanity
- Luxury Vinyl Plank Flooring
- Decora Light Switches
- Ceiling Fans in all Bedrooms and Living Rooms
- Trim - 5" Base, 3" Case
- Elevated Ceilings (as per plan)

EXTERIOR

- **95% Gas Furnace and 17 SEER A/C**
  Above Industry Standard of 80% Furnace
- 50 Gallon Gas Water Heater
- Re-Circulating Pump
- 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 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 (per elevation)
- Rain Gutters
- Fire Rated Garage Entry Door
- Low Energy Dual Pane Exterior Vinyl Windows
- Fire Resistant Flat Cement Roof Tiles
- Pre-Plumbed Soft Water Loop
- 8' Designer Selected Garage Doors With Openers

CONNECTIVITY

- Video Doorbell with iOS/Android Support
- Smart Garage Door Opener
- Smart Programmable Thermostat
- Fiber Internet 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

***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.

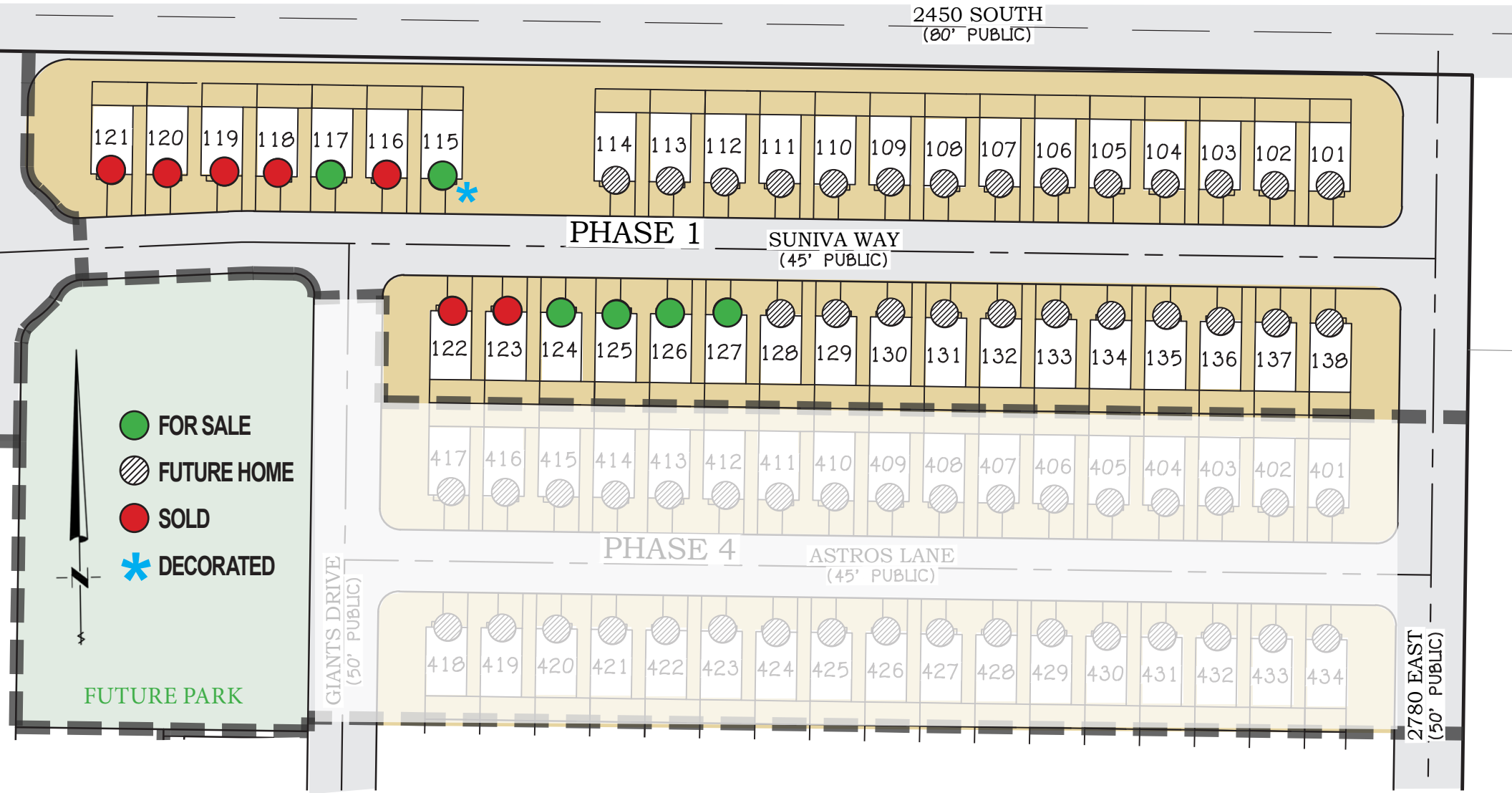
Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

REALTOR MLS S&S Realty SOLUTIONS

Suniva Garden Homes

PLAT MAP
PHASE 1

S&S Homes
www.sshomes.info



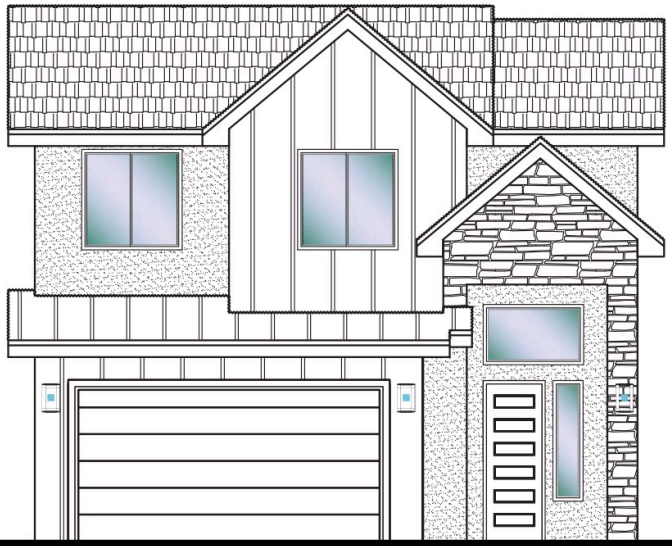
*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. *Square footage is estimated. Scan QR CODE for more information on available homes and neighborhoods.

Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

S&S Realty SOLUTIONS

Suniva
GARDEN HOMES

S&S Homes
www.sshomes.info

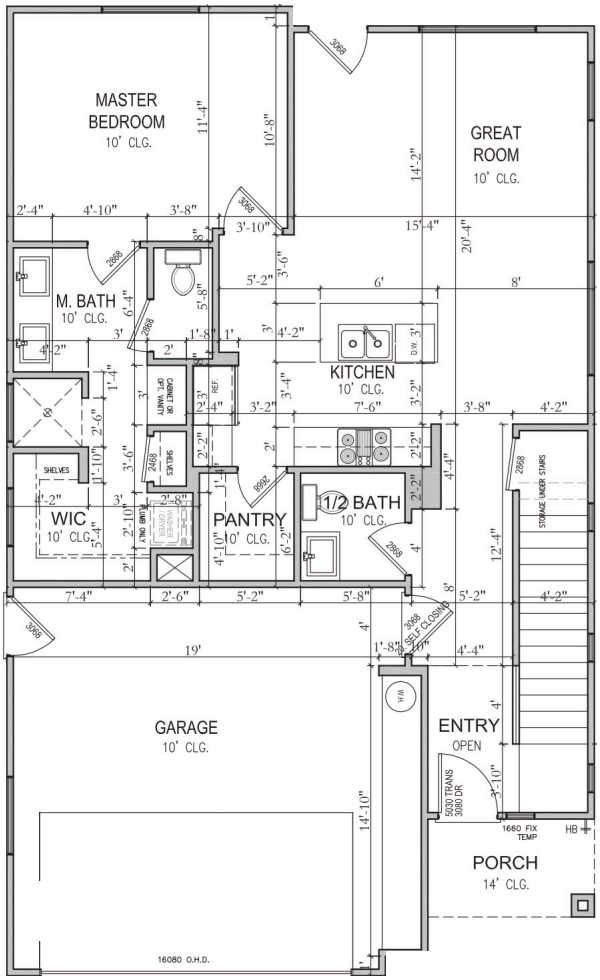


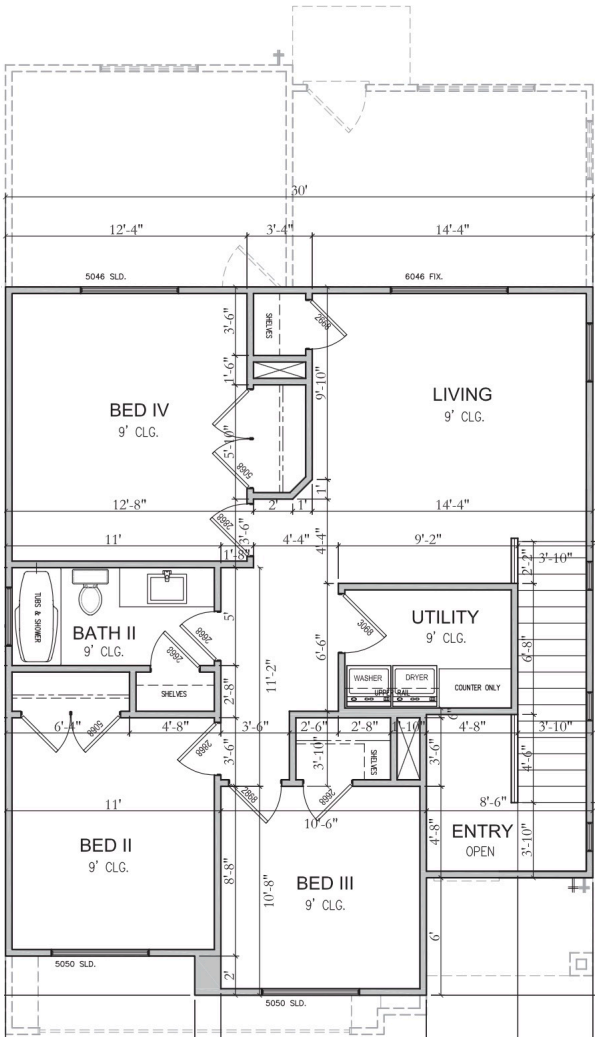
LOT #115 - FOR SALE*

4 Bedrooms
2.5 Bathrooms
2 Car Garage
1,960 ft.²
Main Floor 983 ft.²
Upper Floor 977 ft.²

2663 E Suniva Way
St. George, UT 84790

30'x50'





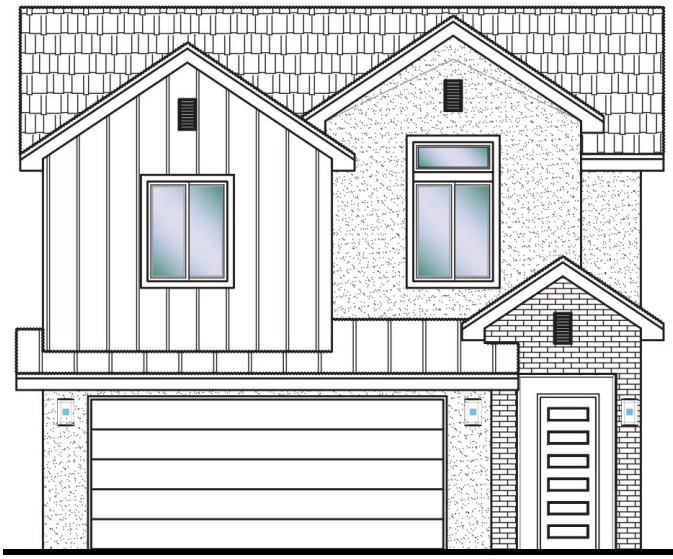
*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. *Square footage is estimated. Scan QR CODE for more information on available homes and neighborhoods.

Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

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

Suniva
GARDEN HOMES

S&S Homes
www.sshomes.info

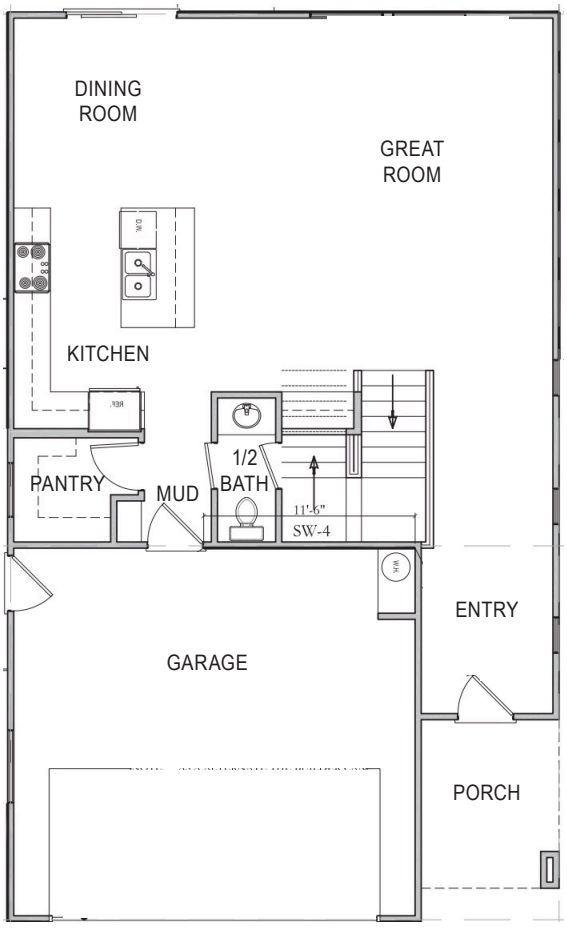


LOT #117 - FOR SALE*

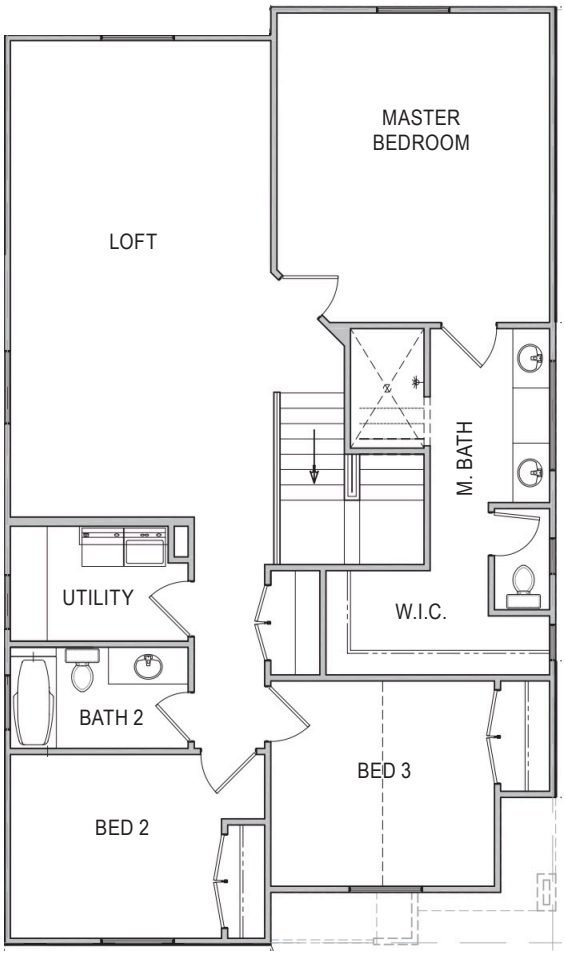
3 Bedrooms
2.5 Bathrooms
2 Car Garage
2,397 ft.²
Main Floor 948 ft.²
Upper Floor 1,449 ft.²

2647 E Suniva Way
St. George, UT 84790

51'x30'



MAIN FLOOR



UPPER FLOOR

*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

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

Suniva
GARDEN HOMES

S&S Homes
www.sshomes.info

LOT #124 - FOR SALE*

4 Bedrooms

2.5 Bathrooms

2 Car Garage

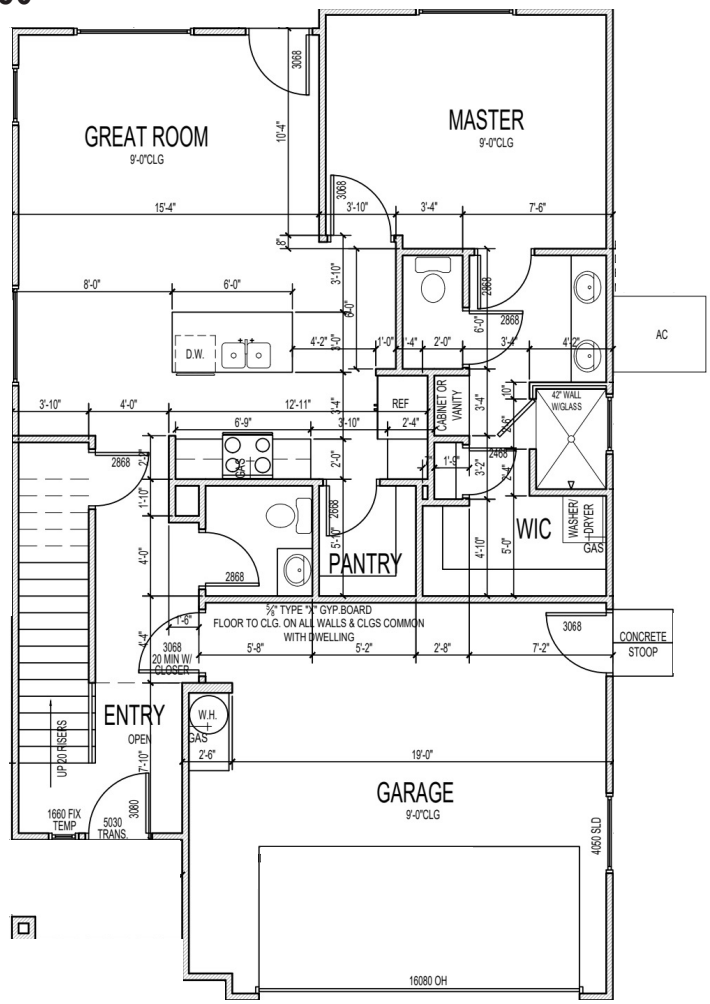
1,960 ft.²

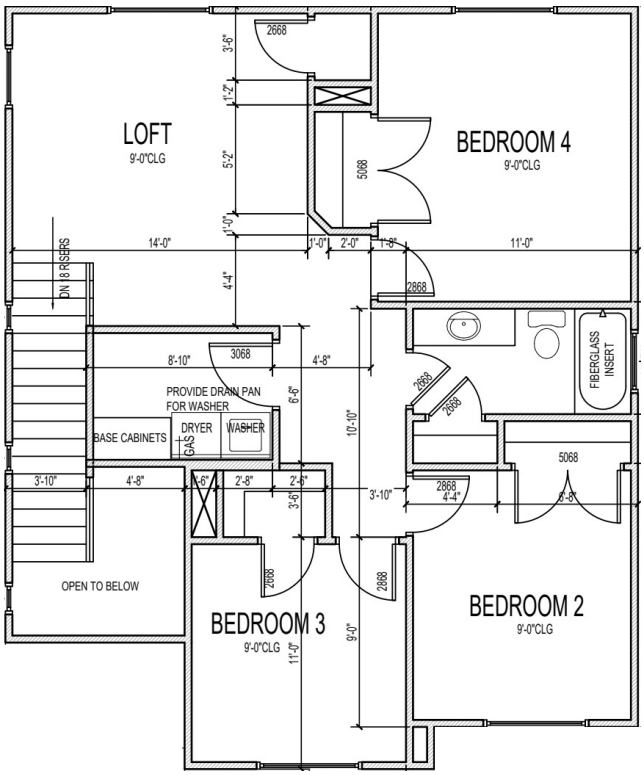
Main Floor 983 ft.²

Upper Floor 977 ft.²

2678 E Suniva Way
St. George, UT 84790

30'x50'





*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

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

Suniva
GARDEN HOMES

S&S Homes
www.sshomes.info

LOT #125 - FOR SALE*

3 Bedrooms

2.5 Bathrooms

2 Car Garage

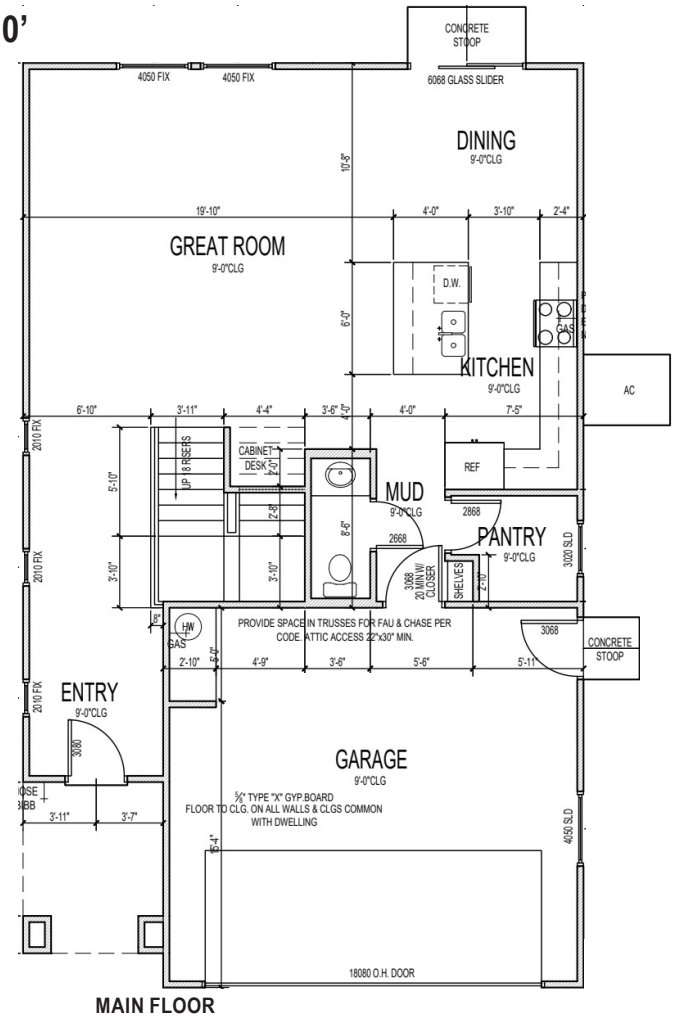
2,397 ft.²

Main Floor 948 ft.²

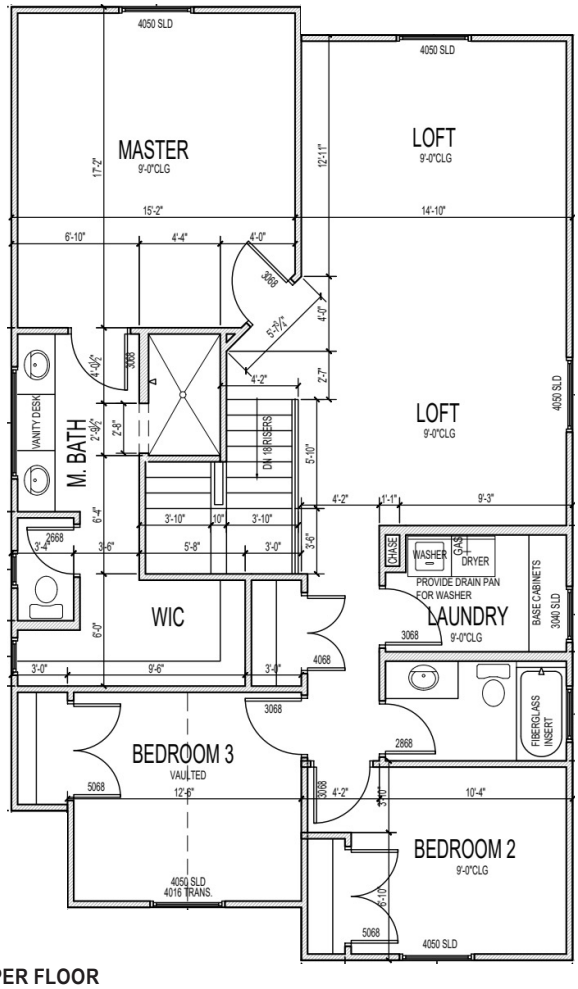
Upper Floor 1,449 ft.²

2686 E Suniva Way
St. George, UT 84790

50'x30'



MAIN FLOOR



UPPER FLOOR

*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

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

Suniva
GARDEN HOMES

S&S Homes
www.sshomes.info

LOT #126 - FOR SALE*

4 Bedrooms

2.5 Bathrooms

2 Car Garage

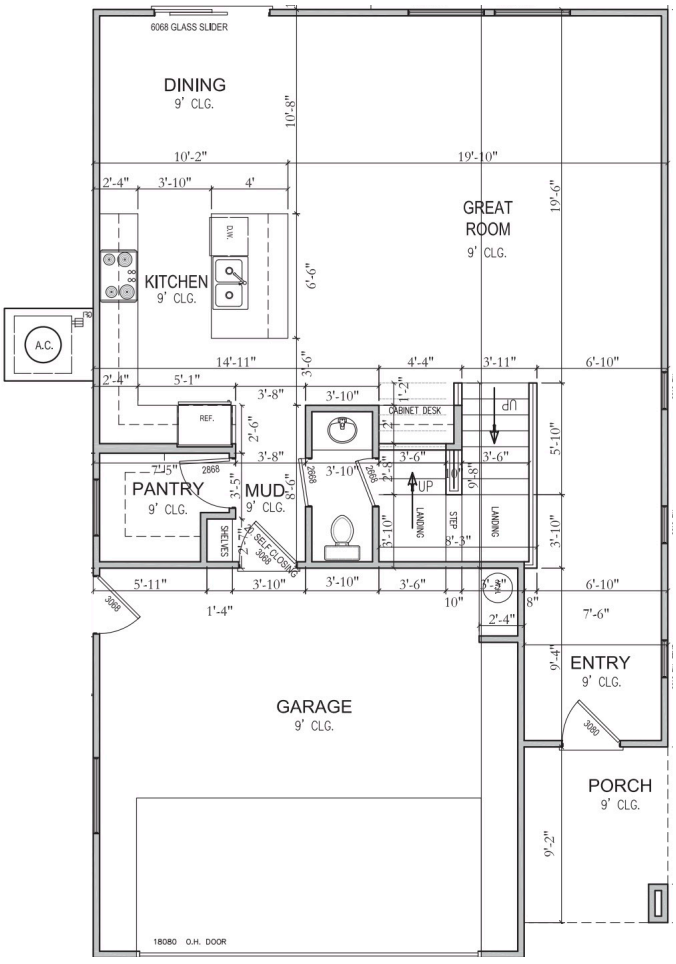
2,397 ft.²

Main Floor 948 ft.²

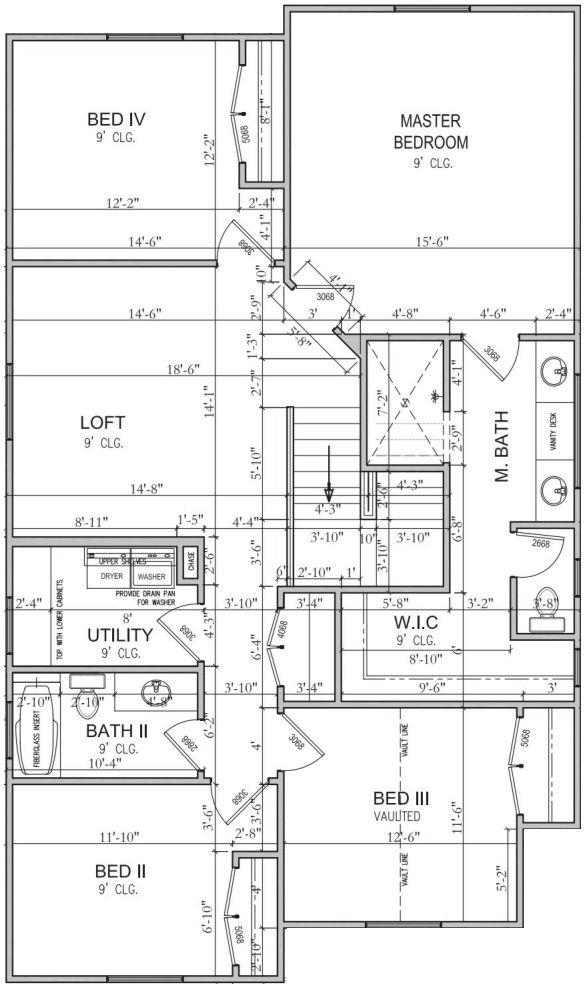
Upper Floor 1,449 ft.²

2690 E Suniva Way
St. George, UT 84790

30'x50'



MAIN FLOOR



UPPER FLOOR

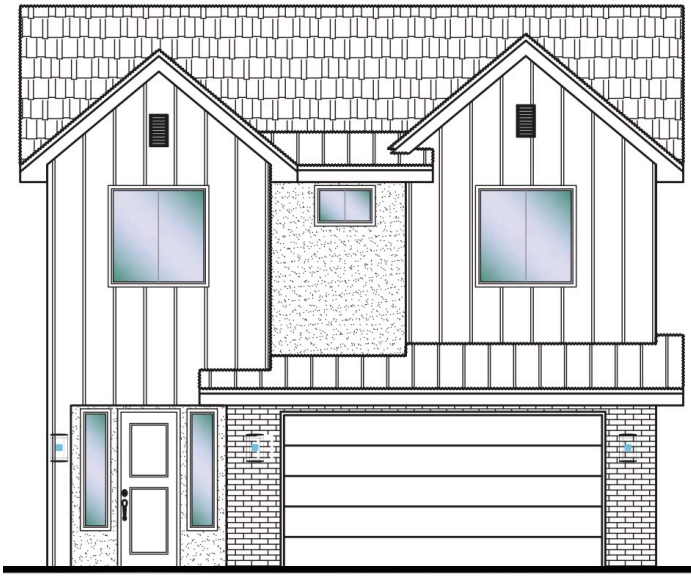
*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. *Square footage is estimated. Scan QR CODE for more information on available homes and neighborhoods.

Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

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

Suniva
GARDEN HOMES

S&S Homes
www.sshomes.info



LOT #127 - FOR SALE*

3 Bedrooms

2.5 Bathrooms

2 Car Garage

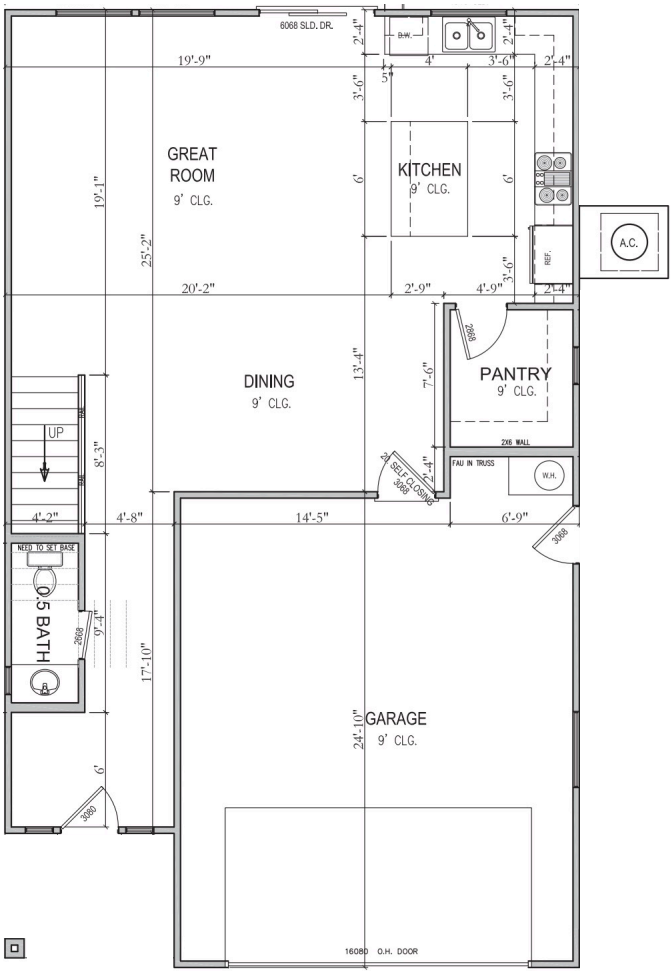
2,339 ft.²

Main Floor 911 ft.²

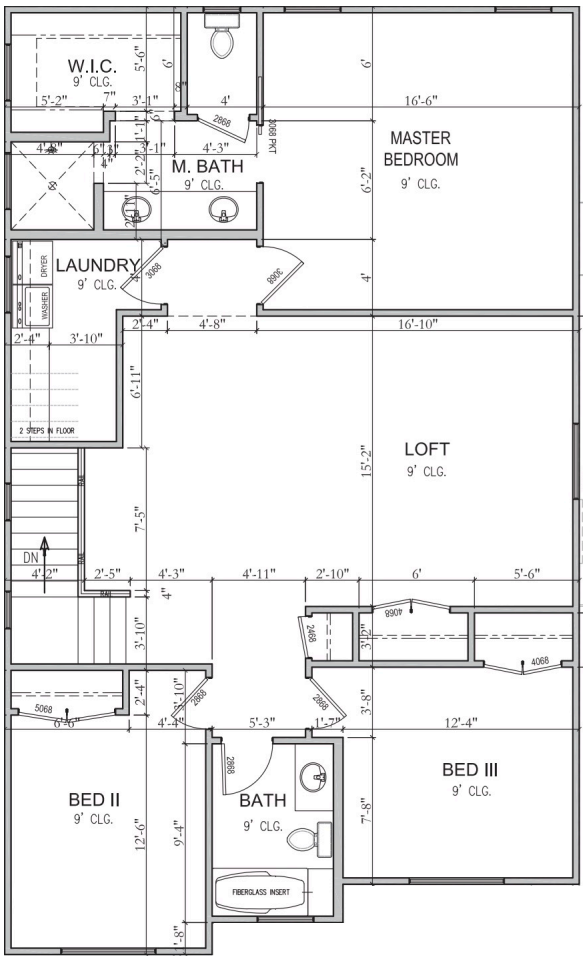
Upper Floor 1,428 ft.²

2698 E Suniva Way
St. George, UT 84790

50'x30'



MAIN FLOOR



UPPER FLOOR

*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

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

Suniva GARDEN HOMES

HOME OWNER'S ASSOCIATION

S&S Homes
www.sshomes.info

HOA Includes:

Landscape Maintenance of Front Yard and Neighborhood Common Area

Maintenance of Park (future)

Administration / Management

Monthly Total $55.00

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

Payable to:

Suniva Garden Homes HOA
201 E St George Boulevard
St. George, UT 84770
(435) 628-3950

ERA REAL ESTATE

Suniva GARDEN HOMES

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

New Buyer Reinvestment Fee $250

New Buyer Administration Fee..... $50

Scan QR CODE for more information on available homes and neighborhoods.

Agent: Shae Leonard
(435)668-3096 - shae@ssrealtysolutions.com

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

Sunriva

S&S Homes
HOMES FOR LIFE

UTILITY & COMMUNITY SERVICES

ELECTRIC

Dixie Power **(435) 673-3297**
145 W Brigham Road
St. George, UT 84790
www.dixiepower.com

SEWER / WATER

St. George City **(435) 627-4700**
175 E 200 N
St. George, UT 84770
www.sgcity.org
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

St. George Post Office **(435) 688-2850**
1150 E Riverside Drive (800) 275-8777
St. George, UT 84790
Office: M-F 8:30am-5pm / Sat 9am-1pm

**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 *Pre-Installed Fiber* **(435) 674-0165**
Direct: Heather or Kenzi (435) 656-4800

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

Crimson View Elementary — **(435) 634-7000**
2835 E 2000 S
St. George, UT 84790
www.cves.washk12.org

INTERMEDIATE SCHOOL

Sunrise Ridge Intermediate — **(435) 652-4772**
3167 S 2350 E
St. George, UT 84790
www.sri.washk12.org

MIDDLE SCHOOL

Desert Hills Middle — **(435) 628-0001**
936 E Desert Hills Drive
St. George, UT 84790
www.dhms.washk12.org

HIGH SCHOOL

Desert Hills High — **(435) 674-0885**
828 E Desert Hills Drive
St. George, UT 84790
www.dhthunder.org