





LOT#	SQ. FT.	LEVELS	BEDS	BATHS	GARAGE	EST. DATE*	FOR SALE
115	1960	2	4	2.5	2-CAR	Mar.'26*	\$522,900*
116	2339	2	3	2.5	2-CAR	 Move-In-Ready*	\$537,900*
117	2397	2	3	2.5	2-CAR	 Move-In-Ready*	\$540,900*
118	2430	2	4	2.5	2-CAR	Move-In-Ready*	CONTRACT
119	2339	2	3	2.5	2-CAR	Move-In-Ready*	CONTRACT
120	2397	2	4	2.5	2-CAR	 Move-In-Ready*	CONTRACT
121	2430	2	4	2.5	2-CAR	 STAGED*	MODEL HOME*
124	1960	2	4	2.5	2-CAR	Jun.'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
- 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 Shower/Fiberglass 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

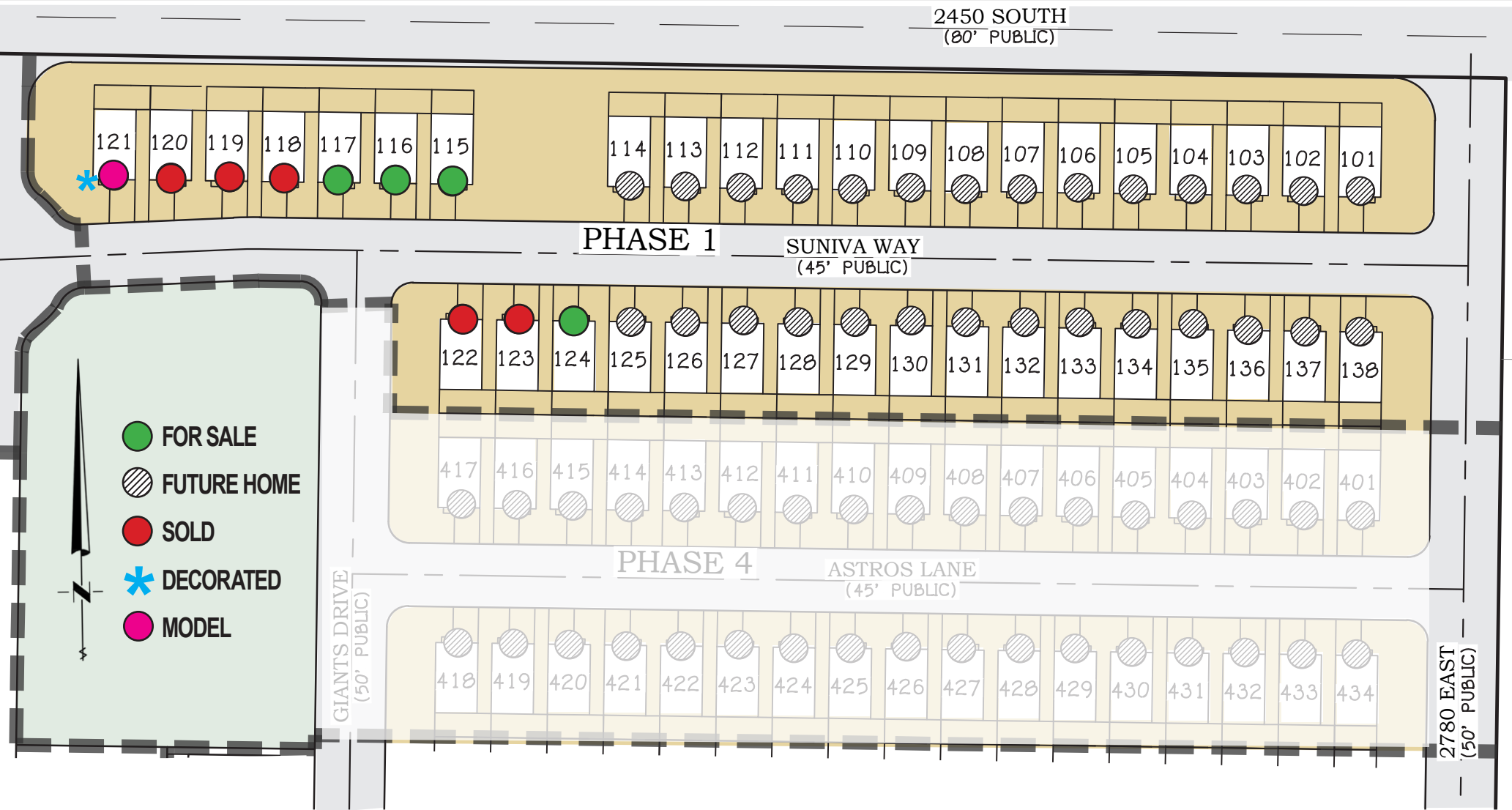
\*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. \*Square footage is estimated. [Scan QR CODE for more information on available homes and neighborhoods.](#)



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



**PLAT MAP**  
PHASE 1

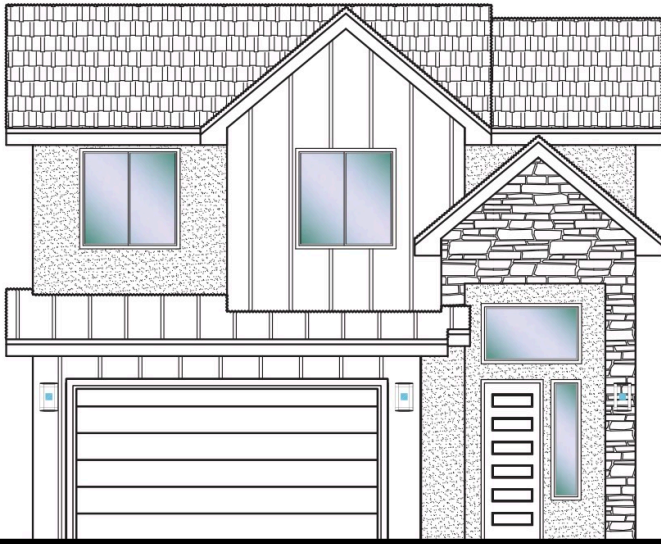


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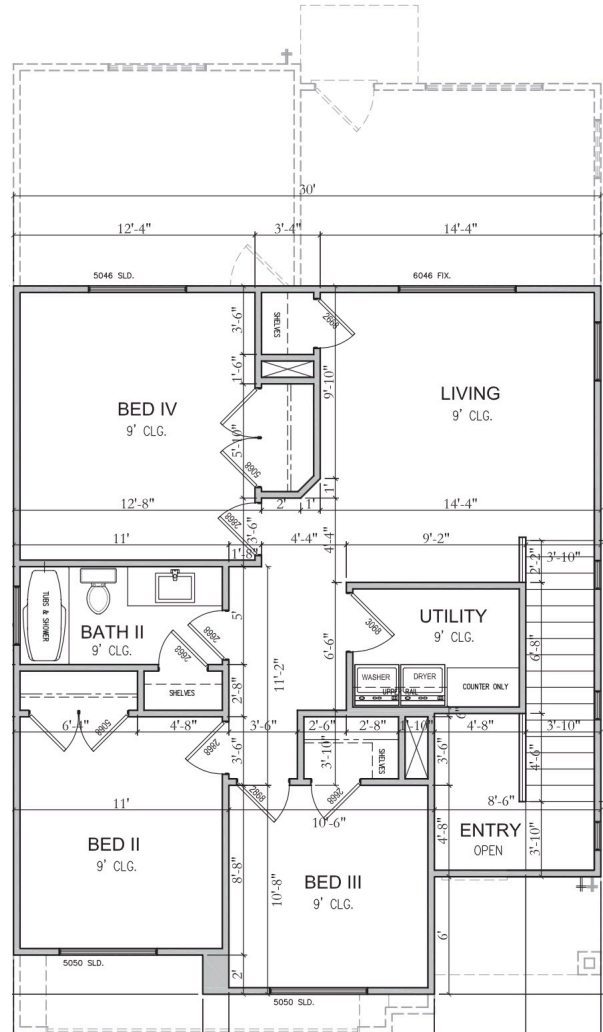
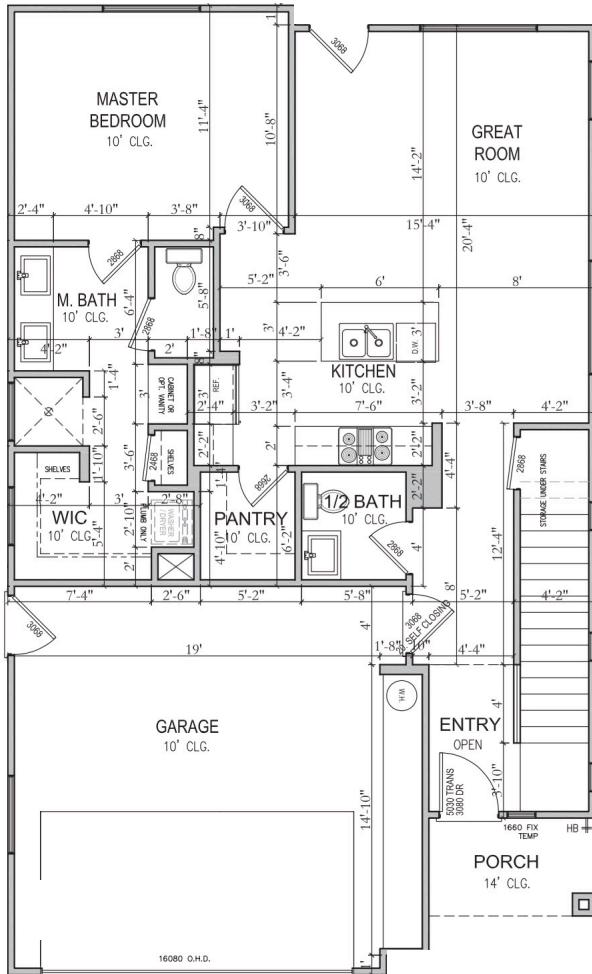
**LOT #115 - FOR SALE\***

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
- 1,960 ft.<sup>2</sup>
- Main Floor 983 ft.<sup>2</sup>
- Upper Floor 977 ft.<sup>2</sup>



2663 E Suniva Way  
St. George, UT 84790

30'x50'



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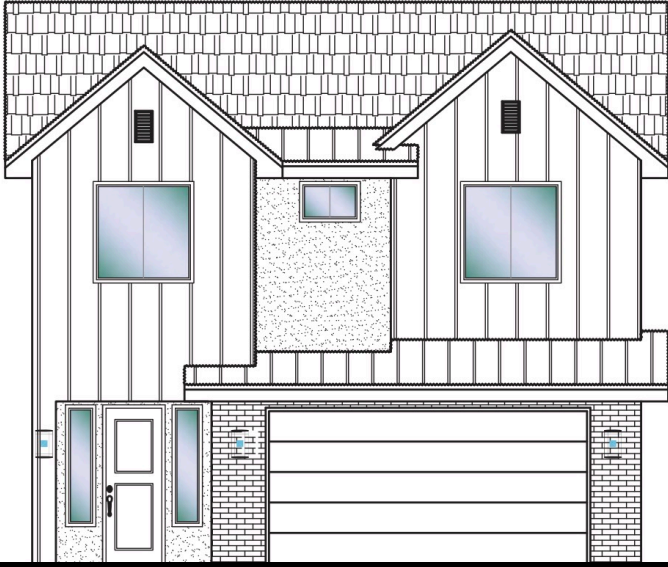
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MULTIPLE LISTING SERVICE  
**MLS**



**S&S Realty**  
SOLUTIONS



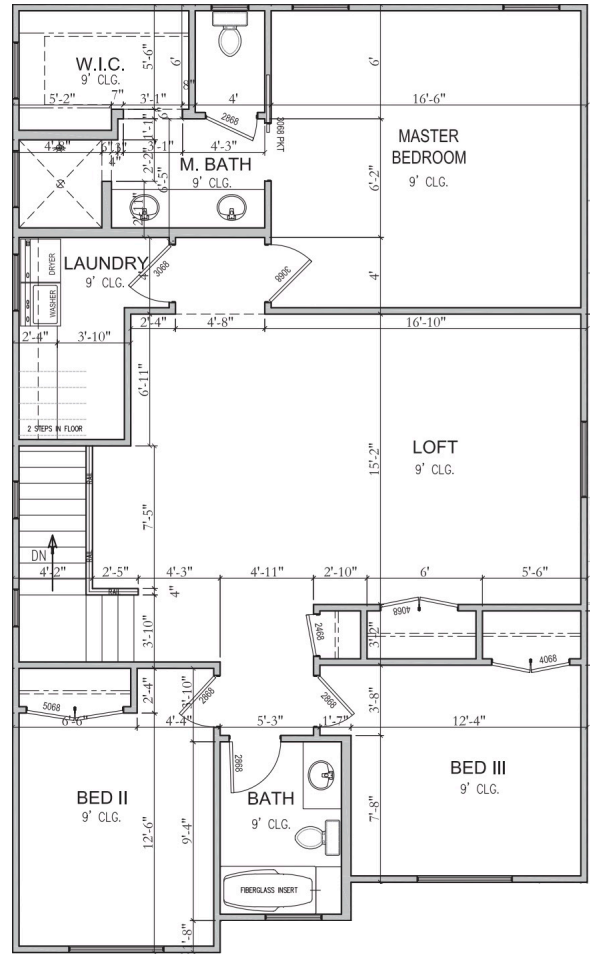
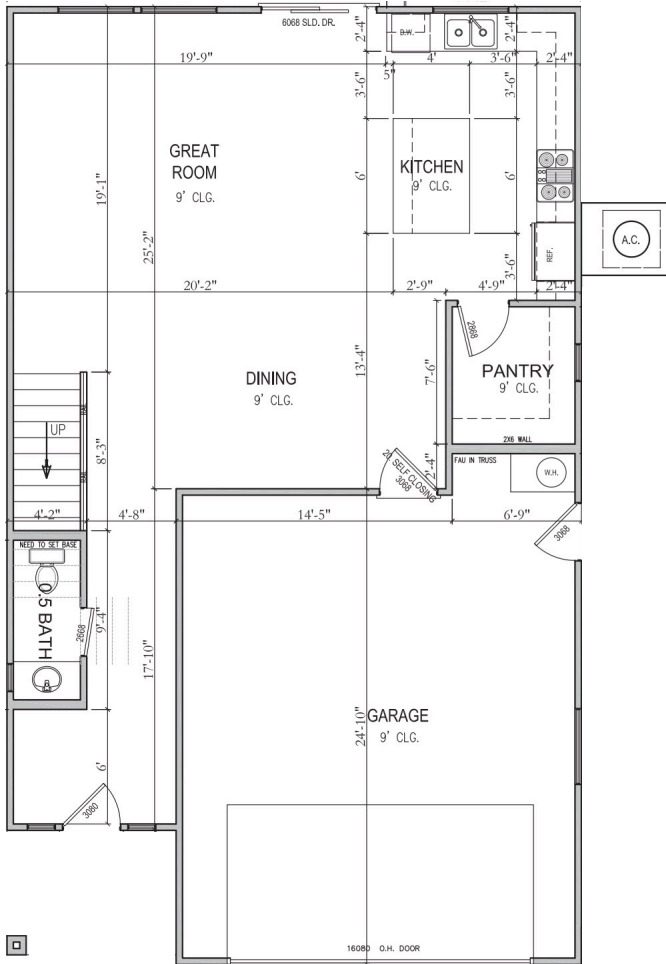
**LOT #116 - FOR SALE\***

- 3 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
- 2,339 ft.<sup>2</sup>
- Main Floor 911 ft.<sup>2</sup>
- Upper Floor 1,428 ft.<sup>2</sup>



2655 E Suniva Way  
St. George, UT 84790

50'x30'



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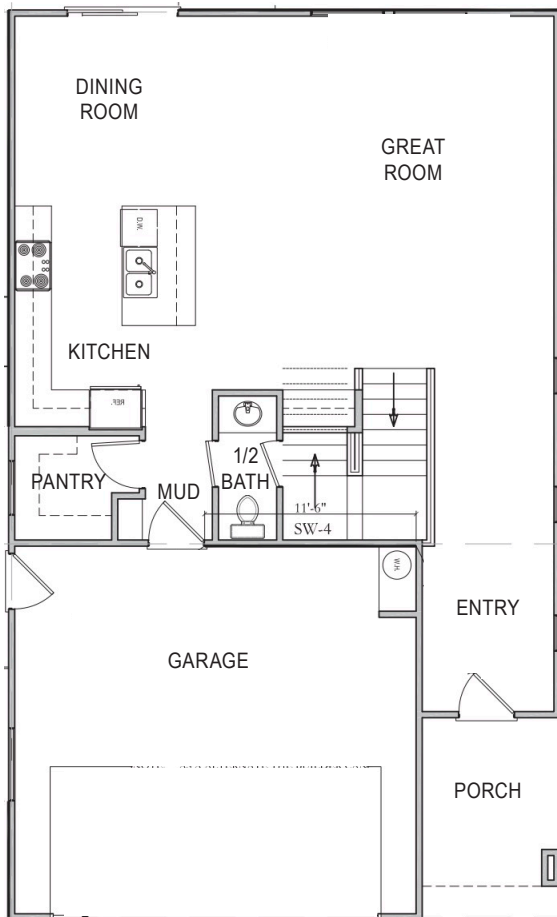
**LOT #117 - FOR SALE\***

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

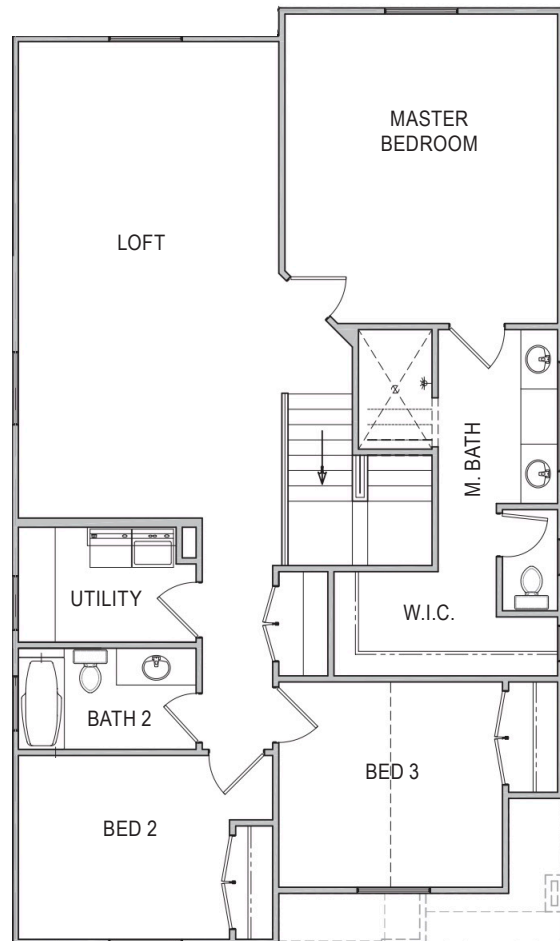


2647 E Suniva Way  
St. George, UT 84790

51'x30'



MAIN FLOOR



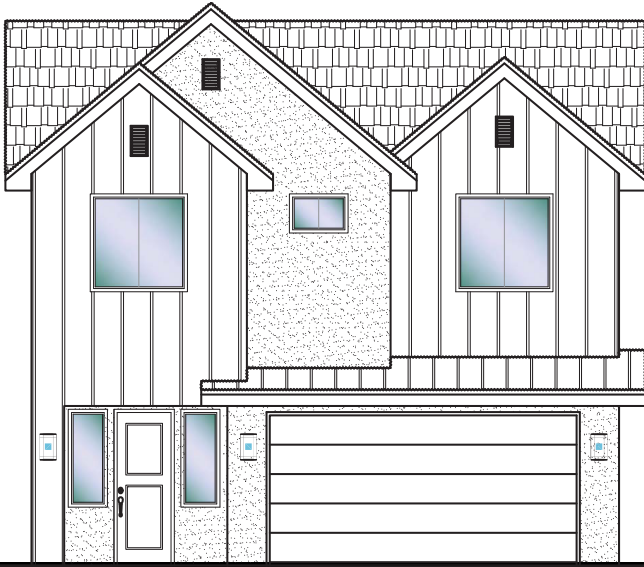
UPPER FLOOR

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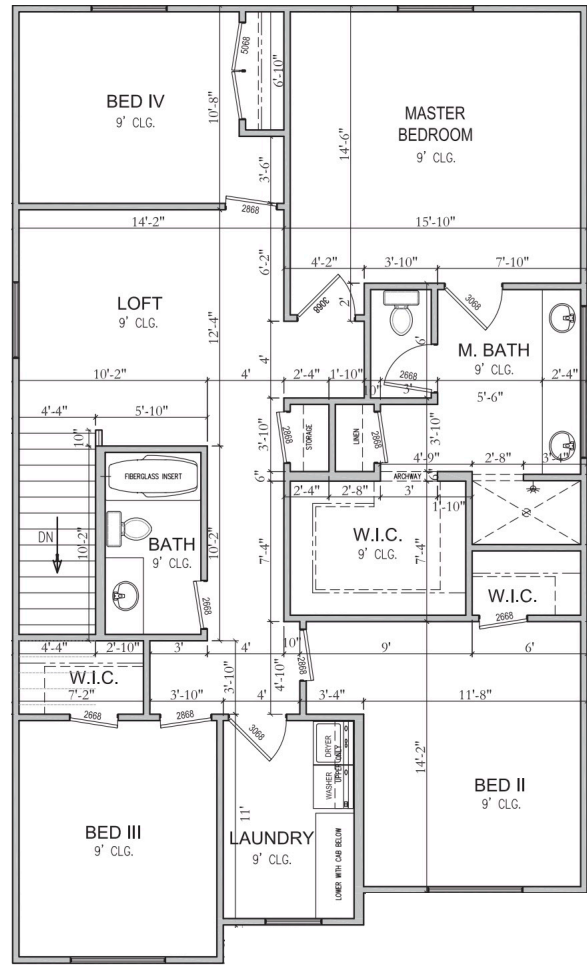
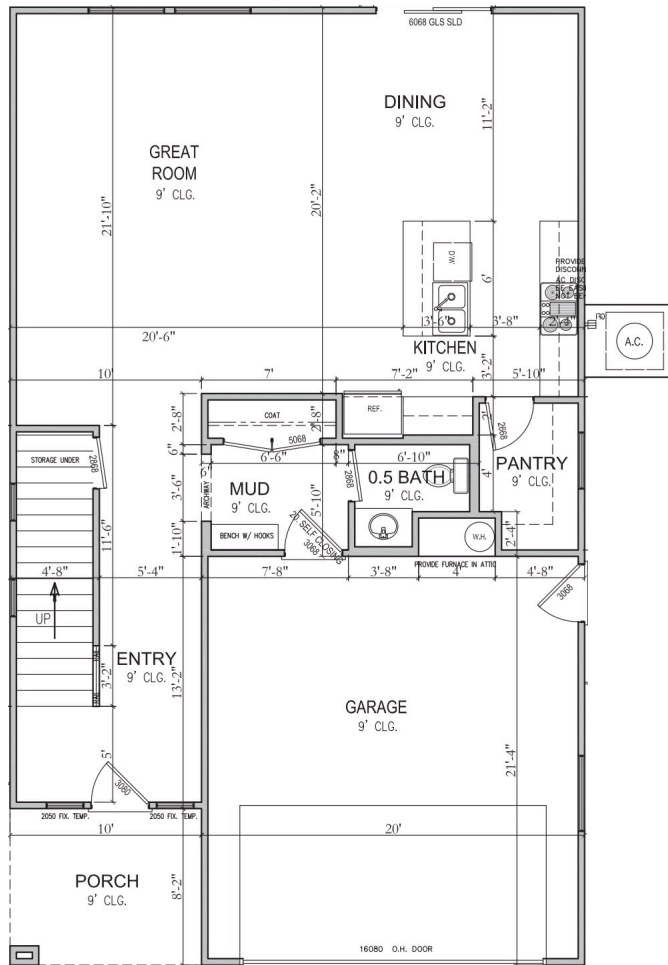
**LOT #121 - FOR SALE\***

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car Garage
- 2,430 ft.<sup>2</sup>
- Main Floor 988 ft.<sup>2</sup>
- Upper Floor 1,442 ft.<sup>2</sup>



2631 E Suniva Way  
St. George, UT 84790

50'x30'



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**HOA Includes:**

- Landscape Maintenance of Front Yard and Neighborhood Common Area
- Maintenance of Park (future)
- Administration / Management

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**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



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

New Buyer Reinvestment Fee ..... \$250  
New Buyer Administration Fee..... \$50

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## 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** (435) 674-0165

**Quantum Fiber (CenturyLink)** (833) 250-6306  
Direct: Erika Undiano (480) 576-2955

**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

#### Crimson View Elementary

2835 E 2000 S  
St. George, UT 84790  
www.cves.washk12.org

(435) 634-7000

### INTERMEDIATE SCHOOL

#### Sunrise Ridge Intermediate

3167 S 2350 E  
St. George, UT 84790  
www.sri.washk12.org

(435) 652-4772

### MIDDLE SCHOOL

#### Desert Hills Middle

936 E Desert Hills Drive  
St. George, UT 84790  
www.dhms.washk12.org

(435) 628-0001

### HIGH SCHOOL

#### Desert Hills High

828 E Desert Hills Drive  
St. George, UT 84790  
www.dhthunder.org

(435) 674-0885