





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

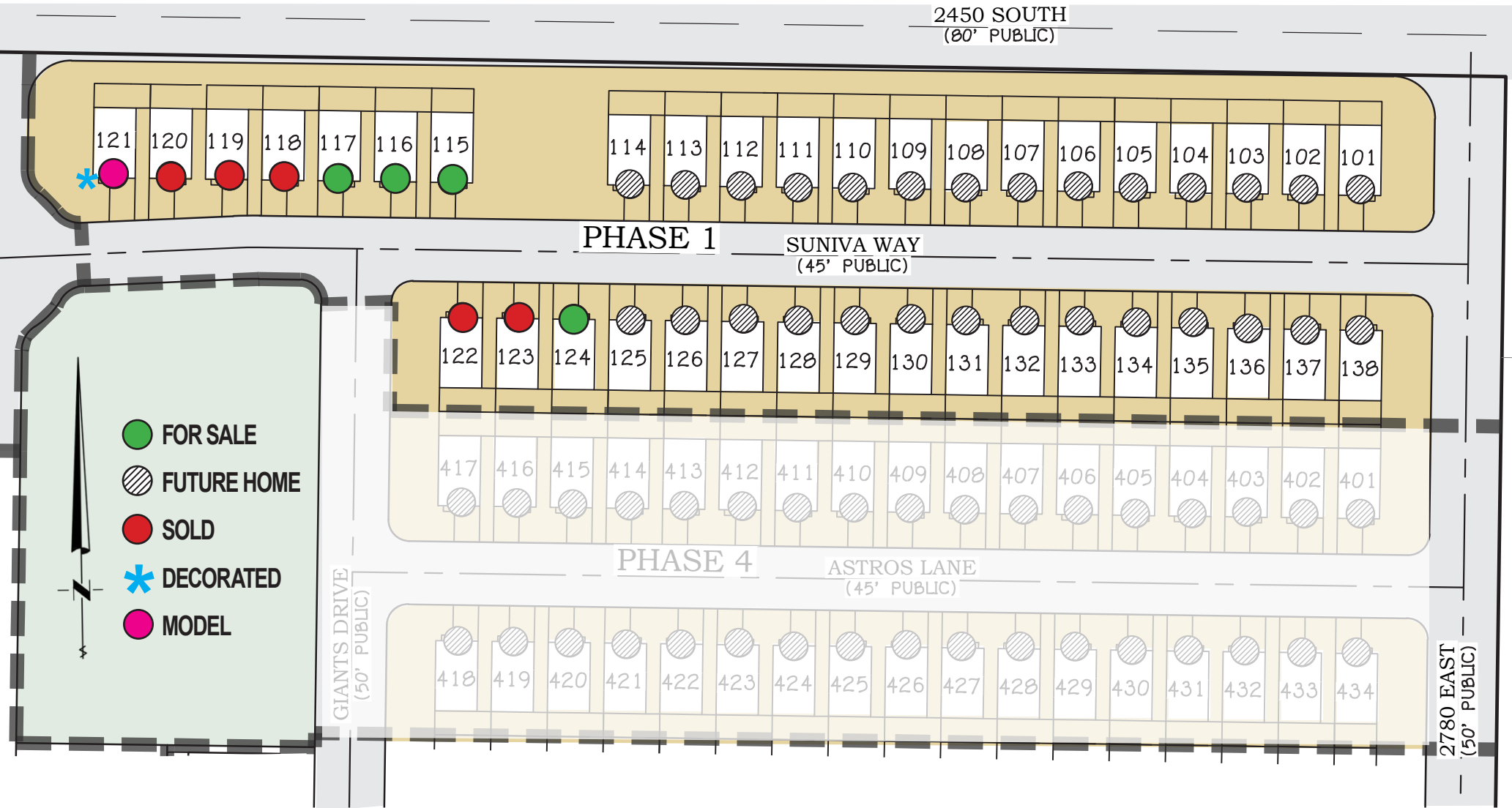
*Prices, estimated completion dates, elevations, styles, colors, features, and finished homes may vary from the architectural rendering and are subject to change without notice or obligation. *Square footage is estimated. [Scan QR CODE for more information on available homes and neighborhoods.](#)



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



PLAT MAP
PHASE 1



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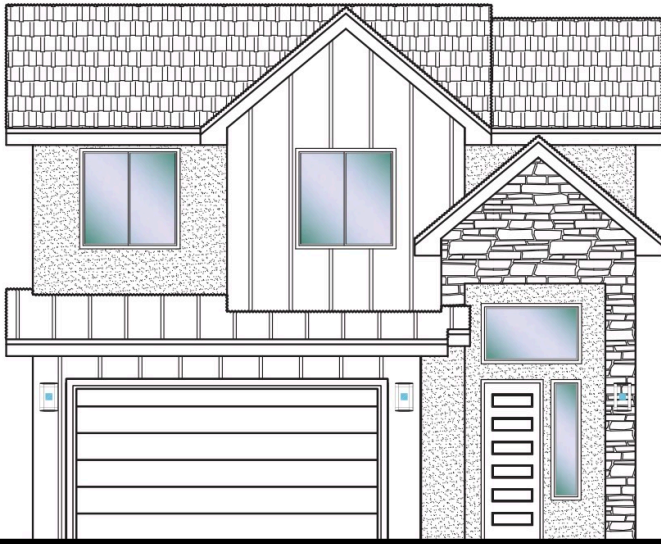


MULTIPLE LISTING SERVICE
MLS



S&S Realty
SOLUTIONS





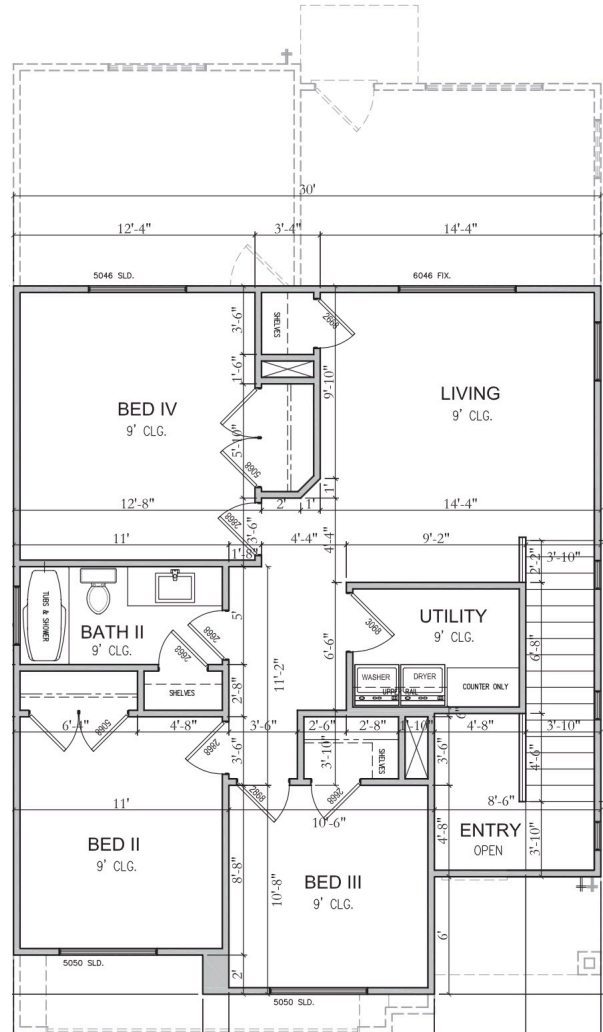
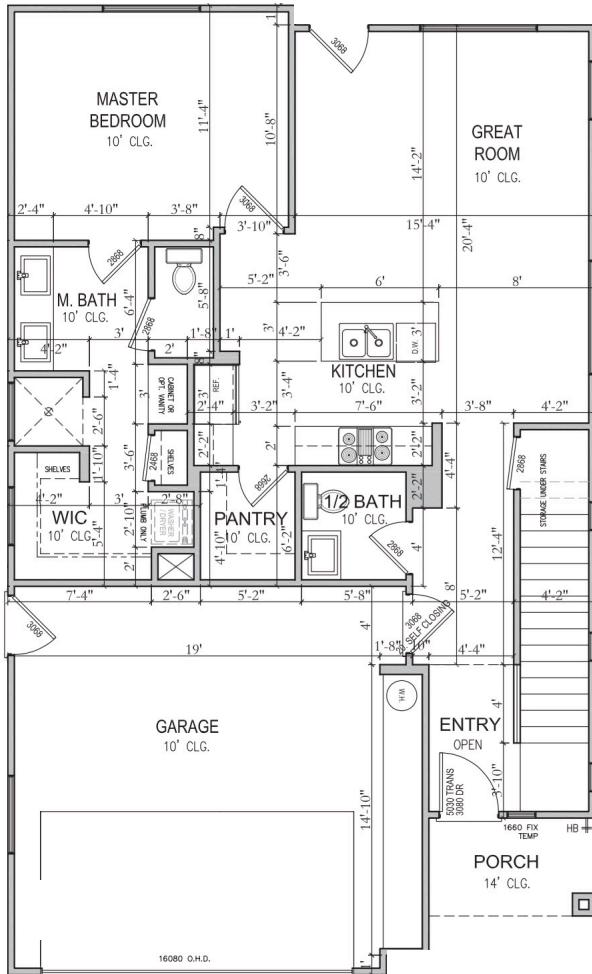
LOT #115 - FOR SALE*

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'



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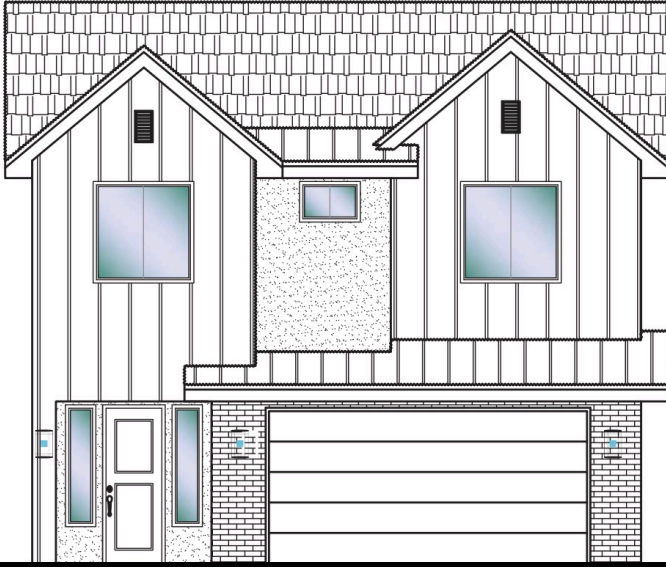
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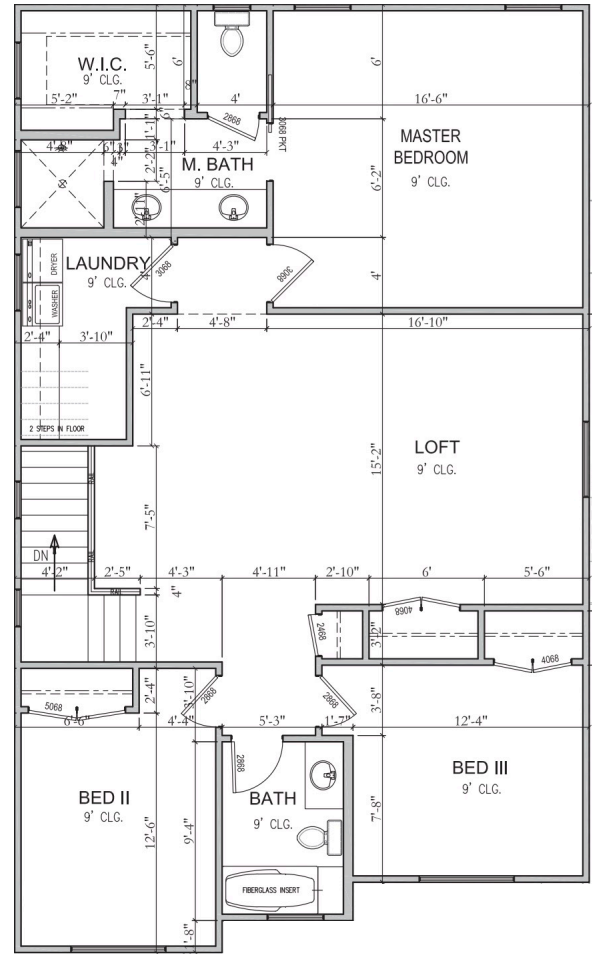
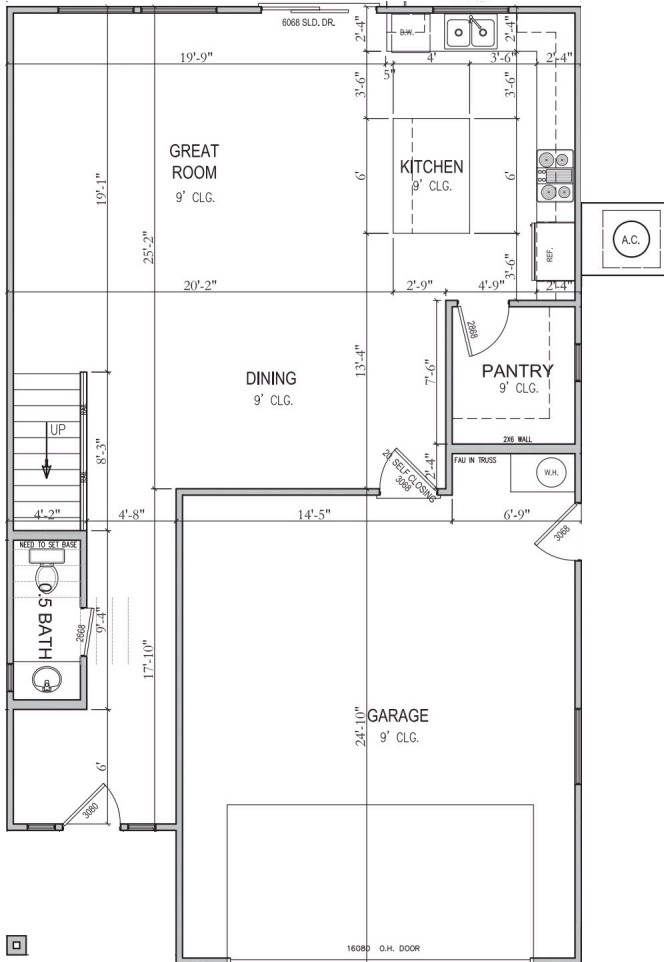
LOT #116 - FOR SALE*

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



2655 E Suniva Way
St. George, UT 84790

50'x30'



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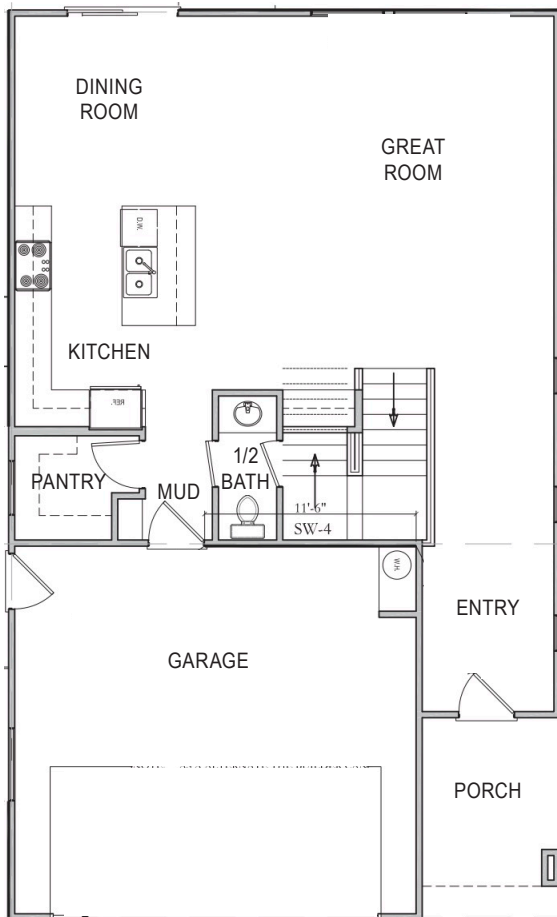
LOT #117 - FOR SALE*

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

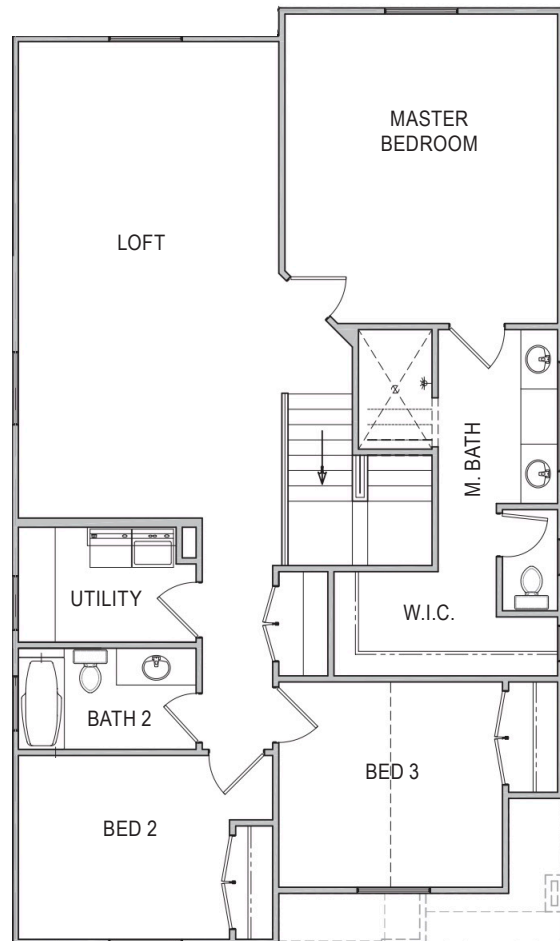


2647 E Suniva Way
St. George, UT 84790

51'x30'



MAIN FLOOR



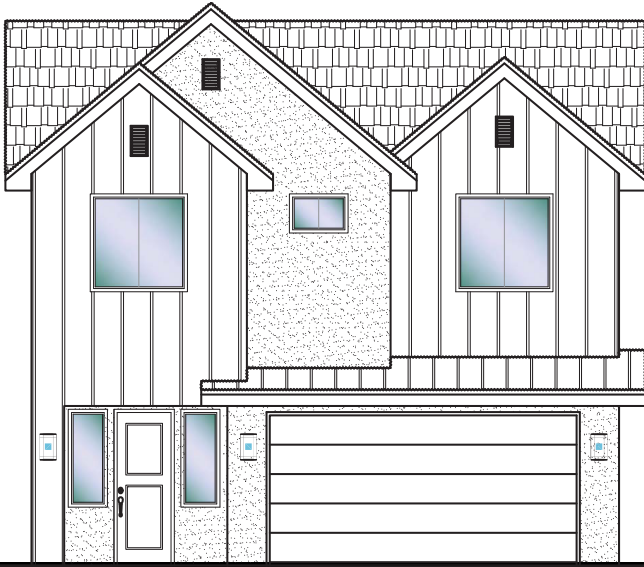
UPPER FLOOR

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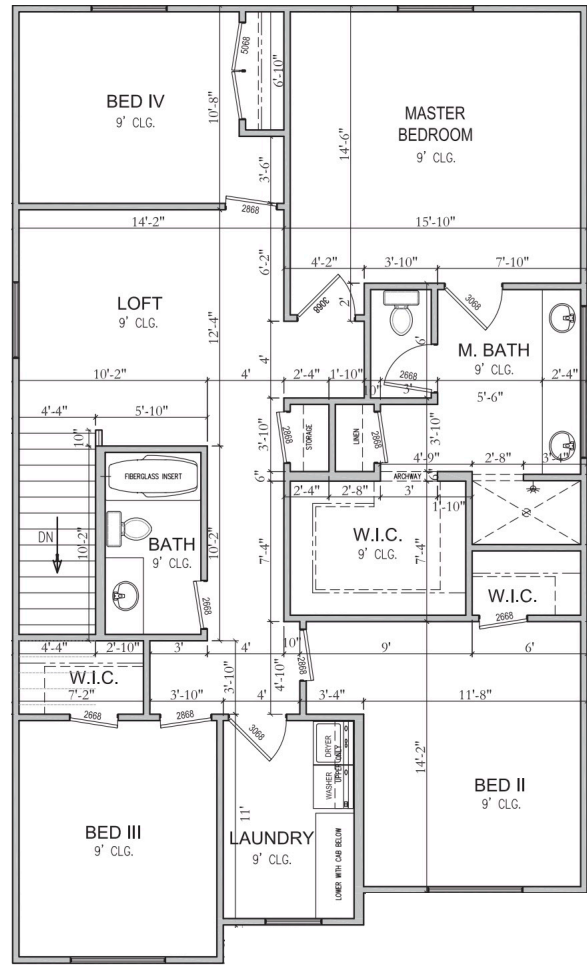
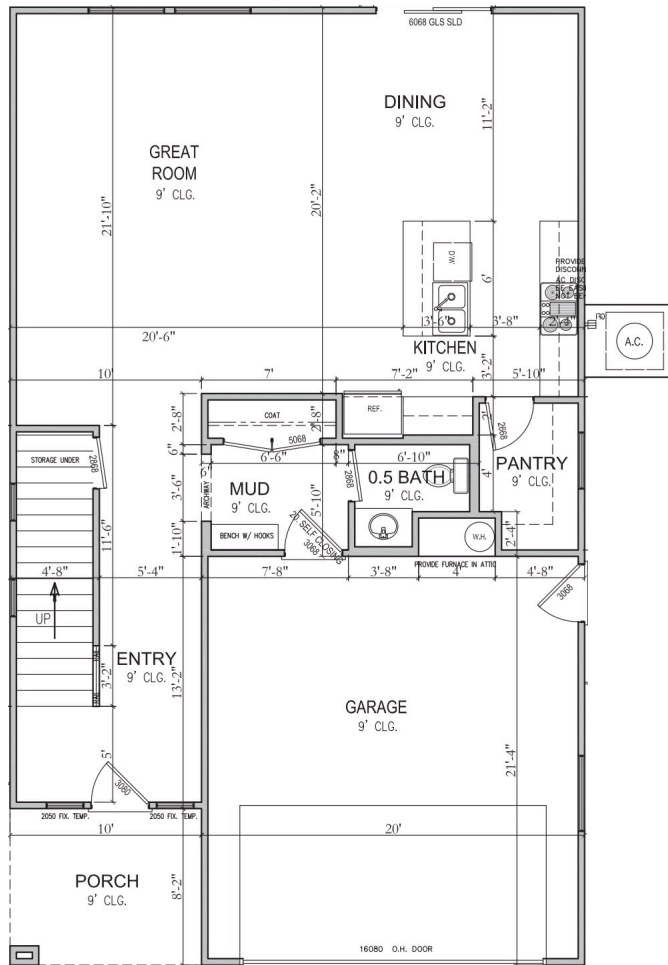
LOT #121 - FOR SALE*

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



2631 E Suniva Way
St. George, UT 84790

50'x30'



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MULTIPLE LISTING SERVICE
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SOLUTIONS

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



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 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

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