

# SINGLE FAMILY HOMES FROM \$387,500\*

\*Now includes shared property line fencing

AFFORDABLE QUALITY  
homes for sale



[www.hawkslanding-cc.com](http://www.hawkslanding-cc.com)

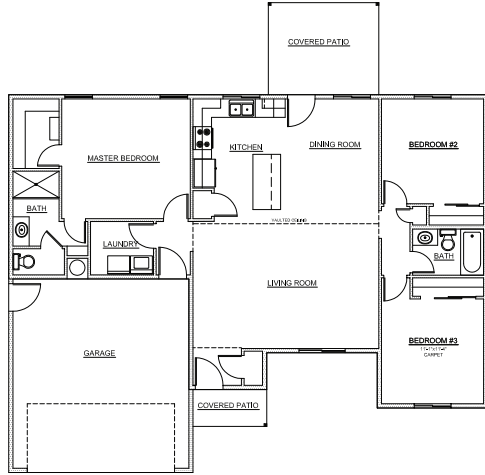


Spanish Trail Drive, Enoch, UT 84721

Hawks Landing is centrally located for easy access to all you need, walking distance to Gateway Academy, a K-8 charter school; minutes from N Main St and the I-15 freeway. Southern Utah University, Shakespeare Festival and Historic Downtown are 10-15 minutes away and Brian Head ski resort is 30 minutes away.

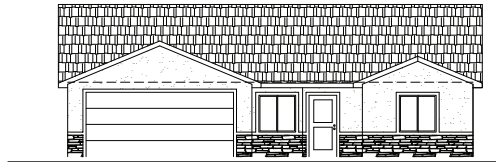
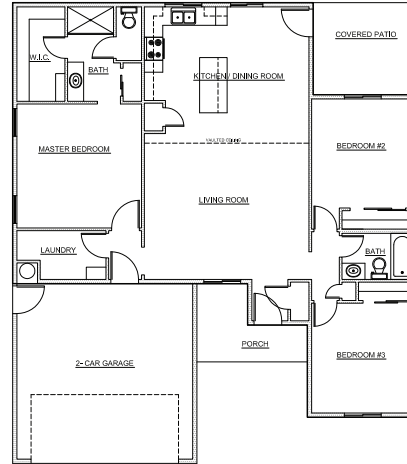
## OUR FLOOR PLANS

**HAWKS-1**  
1,406 SQ.FT.



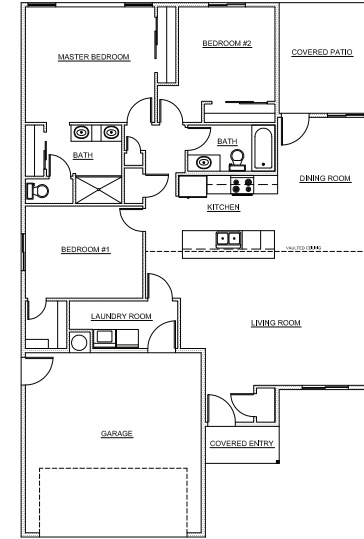
Sleek and modern, Hawks 1 has an easy flow with living and dining areas opening onto the covered patio. This open plan has the master suite on one side of the home for privacy, close to laundry for convenience.

**HAWKS-2**  
1,432 SQ.FT.

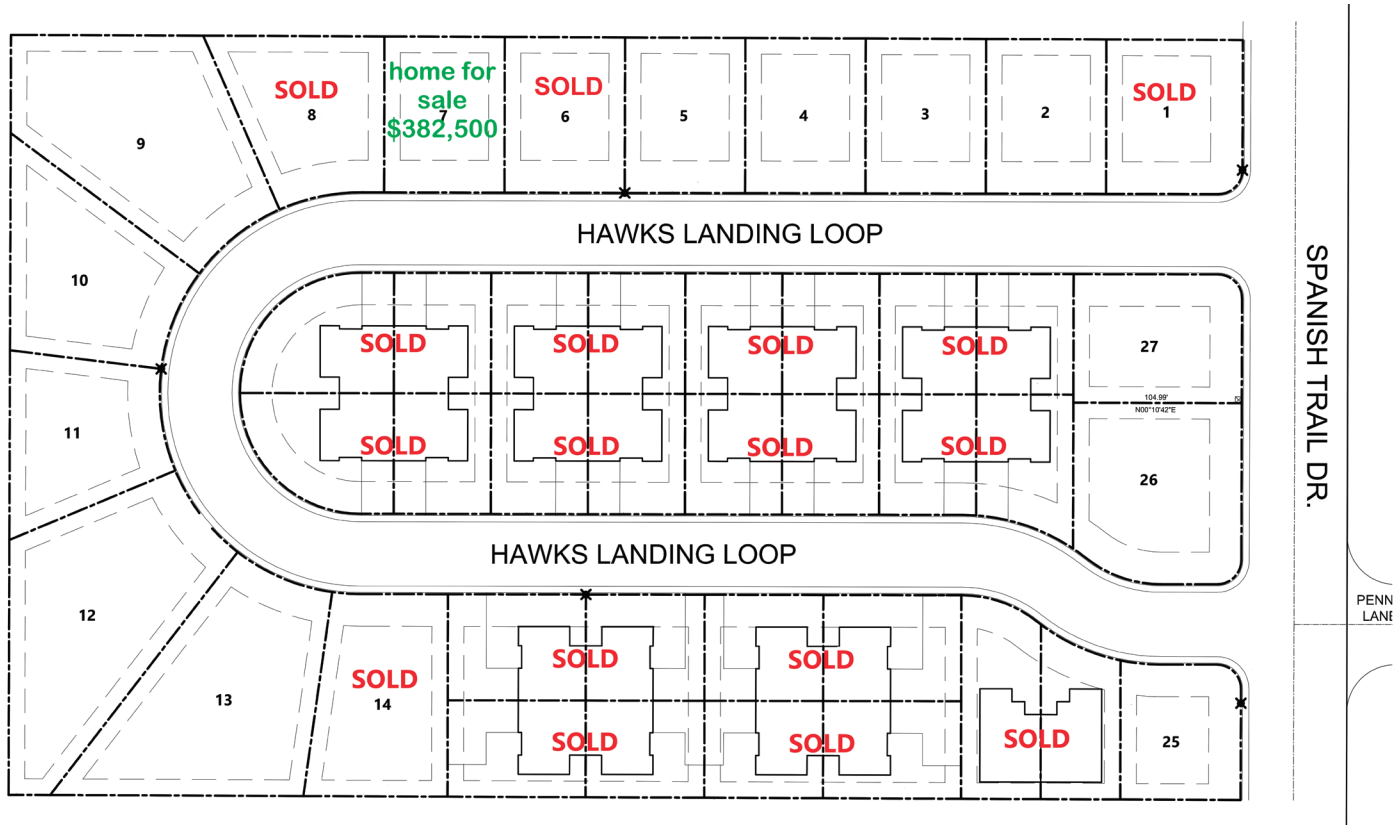


Hawks 2 has our longest open vaulted space with living, kitchen and dining in one vault, if the open plan is your main desire. This also has the master suite on one side for privacy and a larger front porch.

**HAWKS-3**  
1,432 SQ.FT.



Hawks 3 has an open floor plan with all bedrooms on one side. The master suite is different from the other plans, with double vanities and two closets. This is a longer but narrower plan and will work well to add a third car garage.



AVAILABLE LOTS AS OF 3/23/2025  
 All lots include shared property line fencing

Lot #	Size/Acres	Premium	Lot #	Size/Acres	Premium
1	0.19	-	10	0.25	\$14,700
2	0.17	-	11	0.20	\$1,500
3	0.17	-	12	0.38	\$26,775
4	0.17	-	13	0.36	\$27,000
5	0.17	-	14	0.23	\$12,000
6	0.17	-	25	0.14	-
7	0.17	-	26	0.26	\$15,000
8	0.21	\$7,500	27	0.19	-
9	0.37	\$26,200			



# STANDARD FEATURES INCLUDED IN ALL HOMES

## Flooring

All homes have upgraded luxury plank flooring, carpeting with upgraded padding, and tile in bathrooms.

## Cabinets

Cabinets are all solid wood drawers with dovetails joints and soft-close hardware. They are available in white or wood finish with quartz countertops.

## Lighting and Fixtures

Extra can lighting is included for brighter rooms, and there are ceiling fans in the living room and all bedrooms.

## Appliances

Kitchen appliances include: range w/microwave, dishwasher, garbage disposal, and refrigerator.

## Thoughtful Design

Each floor plan includes a pantry closet for the kitchen, a laundry room (not alcove), and all closets are built out. There is smart wiring in all major rooms, a loop for a water softener, and each home is built for energy efficiency with upgraded insulation.

## Construction Details

Homes are built with 2 x 6 construction, upgraded insulation, finished and insulated garages including an insulated garage door.

## Outside Inclusions

Each home includes RV parking with hook ups (30 amp outlet, hose bib and sewer), a Rockscaped front yard (rocks only, no irrigation or plants), a covered back patio and a covered front porch. All homes include shared property line fencing (generally the side fencing, may vary on corner lots). Secondary irrigation water is included.



QUALITY NEW HOMES, AFFORDABLE PRICING, FAST BUILD TIMES AND NO HOA! WE ARE COMMITTED TO BRINGING AFFORDABLE WELL BUILT HOMES TO IRON COUNTY. START YOUR JOURNEY WITH US TODAY!

### CHOOSE YOUR FLOOR PLAN



HAWKS 1



HAWKS 2



HAWKS 3

### CHOOSE YOUR COLOR SCHEME



Color 1 Wood cabinets, white quartz countertops, swiss coffee walls and trim.



Color 2 White cabinets, white quartz countertops, white walls and trim.



Color 3 White cabinets, grey quartz countertops, grey walls and white trim.



Color 4 Wood cabinets, beige quartz countertops, swiss coffee walls and tan trim to match the windows.

### CHOOSE ANY ADD-ONS

- 3rd Car Garage\* (\$20,000)
- Fencing (Shared property line fencing included. Front and back based on lot selection)
  - Front yard irrigation and plants/tree (Price based on lot size and selection)

*\* May delete the RV hook ups depending on the site.*






# HAWKS LANDING

RECEIVE A  
**\$750**  
PREFERRED  
LENDER  
CREDIT\*



**YOUR PATH HOME STARTS HERE.**



**TODD HEDGER**  
Vice President,  
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\*Offer available on purchase and refinance loans locked with Todd Hedger at First State Bank Mortgage. Must mention this offer at the time of application to receive credit. Certain restrictions, terms, and conditions may apply. Offer has no monetary value and is not redeemable for cash. \$750 lender credit will be applied towards borrower's closing costs. Must mention this offer at the time of application to receive credit. First State Bank Mortgage is a division of First State Bank of St. Charles, MO, NMLS #416668. This is not a loan commitment or guarantee of any kind. All loans are subject to approval. Programs, rates, terms and conditions are subject to change without notice. Offer expires 12/31/24.



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