



# Spruce



3 beds



2 baths



2,394 sq ft



\$450,000





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3 beds



2 baths



2,394 sq ft



\$450,000

FHA 30-YR FIXED	WITHOUT INCENTIVE	WITH INCENTIVE
<b>SALES PRICE</b>	\$450,000	
<b>SELLER INCENTIVE</b>	None	\$5,000
<b>DOWN PAYMENT</b>	3.5%	
<b>RATE</b>	5.875%	5.500%
<b>APR</b>	6.812%	6.427%
<b>PAYMENT</b>	<b>\$2,613.70</b>	<b>\$2,508.77</b>



**SUN AMERICAN  
MORTGAGE**



**AUBRIE KLAFKE**

CALL/TEXT: 435.229.5575  
 Aubrie Klafke NMLS# 1071032  
 Sun American NMLS# 160265 | UT BK# 9211514  
 221 E St. George Blvd., St. George, UT 84770  
 SunAmerican.com



**ERA Brokers**  
 REAL ESTATE CONSOLIDATED

**JOHAN RAMIREZ**

CALL/TEXT: 435.668.8429  
 ramirezfortitude@gmail.com  
 201 E St George Blvd  
 St. George, UT 84770  
 era.com

The scenario is based on FHA loan 30 YR fixed with a 700 FICO score, 3.5% down. Rates quoted do not include closing costs, taxes, insurance, or HOA fees. Seller incentive also includes buying down the interest rate. Rates are subject to change without notice. Not all who apply will qualify for these rates. The borrower must qualify for the loan program. Connect with our preferred lender for financing. Buyer incentive is only available when financing with our preferred lender. The consumer has the choice of using alternative lenders, but builder incentives may not be available. Rates quoted on 3.26.2026. Sun American Mortgage Company NMLS# 160265. UT BK# 9211514. 221 E St. George Blvd., St. George, UT 84770.



Seabright  
HOMES

A WHITE MOUNTAIN COMPANY



PINE VIEW  
ESTATES

435.233.9919 buildseabright.com



# Spruce



3 beds



2 baths



2,394 sq ft



\$450,000

CONVENTIONAL 30-YR FIXED	WITHOUT INCENTIVE	WITH INCENTIVE
SALES PRICE	\$450,000	
SELLER INCENTIVE	None	\$5,000
DOWN PAYMENT	5%	
RATE	6.750%	6.375%
APR	7.206%	6.818%
PAYMENT	<b>\$2,772.76</b>	<b>\$2,667.04</b>



SUN AMERICAN  
MORTGAGE



## AUBRIE KLAFKE

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## JOHAN RAMIREZ

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The scenario is based on Conventional loan 30 YR fixed with a 700 FICO score, 5% down. Rates quoted do not include closing costs, taxes, insurance, or HOA fees. Seller incentive also includes buying down the interest rate. Rates are subject to change without notice. Not all who apply will qualify for these rates. The borrower must qualify for the loan program. Connect with our preferred lender for financing. Buyer incentive is only available when financing with our preferred lender. The consumer has the choice of using alternative lenders, but builder incentives may not be available. Rates quoted on 3.26.2026. Sun American Mortgage Company NMLS# 160265. UT BK# 9211514. 221 E St. George Blvd., St. George, UT 84770.



Seabright  
HOMES

A WHITE MOUNTAIN COMPANY



PINE VIEW  
ESTATES

435.233.9919 buildseabright.com



Discover move-in ready homes in Pine View Estates, Enoch, where breathtaking panoramic scenery meets modern family living. Just 15 minutes from Cedar City's amenities, these thoughtfully designed homes offer flexible floor plans perfect for growing families.

## Craftsman Exteriors

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- Stucco, stone & siding
- Front landscape
- Front privacy fence

## Timeless Interiors

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- Hand-crafted design packages
- 8-foot interior doors on main-level homes
- 10-foot tall ceilings on single-level options
- Thought-out floorplans
- Dedicated laundry rooms

## Spa-Like Bathrooms

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- Tiled bathrooms
- Tiled tub surround & shower in master bath
- Plumbing fixture color options
- Glass shower doors

## Community Features

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- Accessible Nature Trails
- Close to Schools
- Community Park

## Optional Upgrades

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- Epoxy Garage Flooring
- Tankless Water Heater
- Blinds
- Additional Cabinetry

## HOA

Our comprehensive Homeowners Association maintains our neighborhood's premium character by handling the maintenance of the playground/pickleball court and all other common areas.





Seabright  
H O M E S

# About Us

At Seabright Homes, we believe your home should be more than just a place to live — it should be a reflection of your dreams, your lifestyle, and your legacy.

## Let's build something extraordinary together

Whether you're creating your forever home, investing in your next chapter, or partnering with us for a custom build, Seabright Homes is here to help you build with confidence.

## The values that drive everything we do:



### EXCEPTIONAL CRAFTSMANSHIP

We deliver quality construction with meticulous attention to detail and pride in our workmanship.



### PERSONALIZED SERVICE

Our team collaborates with you every step of the way to ensure your vision is brought to life.



### LOCAL OWNERSHIP

As a locally owned company, we are deeply invested in our community and in serving our neighbors.



### EXPERIENCED LEADERSHIP

We bring over 60 years of combined experience in construction, management, and customer service.



### INTEGRITY & TRUST

Rooted in honesty and transparency, we stand behind our commitments and build lasting relationships with our clients.



### COMMUNITY FOCUS

We strive to build not only houses but communities that enrich and inspire those who live in them.

