



A.F. STERLING HOMES



Stone House



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Stone House Sterling Features

STERLING FEATURES

- ◆ 2x6 Exterior Walls in Living Area
- ◆ Engineered Post Tension Concrete Slab
- ◆ Dual Pane Low-E Windows
- ◆ Covered Patio
- ◆ Handcrafted Interior Finish with Rounded Edges
- ◆ Exterior Elastomeric Paint
- ◆ River Sand Finish Stucco
- ◆ Paver Driveway and Walkway
- ◆ Front Yard Landscaping Package with Automatic Drip Irrigation System and Timer
- ◆ Block Wall

MORE STERLING FEATURES

- ◆ 8-Foot Knotty Alder Front Door
- ◆ 8-Foot Raised Panel Interior Doors with Satin Nickel Lever Hardware
- ◆ 18" Ceramic Floor Tile at Entry, Kitchen, Breakfast Nook, Guest Baths, Owner's Suite Bath, and Laundry
- ◆ Ceiling Fan Pre-Wire for Owner's Suite, Den, Family Room and all Bedrooms
- ◆ Ceramic Tile surrounds in hall bath(s)
- ◆ G3- CM Granite Vanities with Under Mount Sink in Hall Baths
- ◆ Picture Frame Mirror in Powder Room (Per Plan)
- ◆ Kerf Jams (no base boards)
- ◆ Decora Rocker Light Switches and Receptacles
- ◆ Recessed Can Lights (Per Plan)
- ◆ 2 & 3 Car Garage with Insulated Doors & Openers, (per plan)
- ◆ Choice of Exterior Paint Scheme and Roof Tile

SMART HOME AUTOMATION TECHNOLOGY

- ◆ Smart Home Automation
- ◆ Complete Security System, Includes 3 Months Free Monitoring
- ◆ Smart Home Network Enclosure "Smart Box"
- ◆ Pre-wired For (5) Speaker Surround Sound
- ◆ Category 5 Pre-wire (2) Telephone (4) Cable, TV, and USB Outlets

STERLING ENERGY SAVING FEATURES

- ◆ **Energy Star** Rated for higher home efficiency
- ◆ Gas Heat/14-SEER Air Conditioning
- ◆ Programmable Thermostat (s)
- ◆ R—38 Ceiling Insulation at Roof Deck
- ◆ R—19 Batt Insulation Exterior Walls
- ◆ 50-Gallon Gas Water Heater
- ◆ Gas to Cooktop, Dryer, Furnace and Water Heater

STERLING KITCHENS

- ◆ 3 CM Natural Slab Granite Counter Tops
- ◆ Under Mount Stainless Steel Sink
- ◆ Cabinets, Hartford Maple with 4 roll out shelves in Kitchen and 42-inch Uppers with Crown Molding
- ◆ ELECTROLUX STAINLESS STEEL APPLIANCES Wall Oven, Microwave, 36" Gas or Electric Cooktop and Dishwasher
- ◆ Stainless Steel Chimney Hood Vent
- ◆ Full Height Pantry (Per Plan)

STERLING LUXURIOUS OWNER'S SUITE

- ◆ Glass Shower Enclosures (Per Plan)
- ◆ Ceramic Tile Tub Deck, Shower Surrounds and Shower Floor
- ◆ Executive Height Vanities
- ◆ 3 - CM Granite Vanity tops w/Under-Mount sink
- ◆ Double Lever Faucets
- ◆ Picture Framed Vanity Mirror (s)
- ◆ Walk-In Closets

STERLING OPTIONAL FEATURES

- ◆ Oil Rubbed Bronze Package (Door Trim & Lighting)
- ◆ Upgraded Flooring
- ◆ Upgraded Plumbing Fixtures
- ◆ Upgraded Appliances
- ◆ Upgraded Cabinets and Counter Tops
- ◆ Upgraded Insulation
- ◆ Extended Patios
- ◆ Fireplace (Per Plan)
- ◆ Stone veneer optional (per Plan)





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PLAN	DESCRIPTION	S.F.	
2346	3 Bedroom, 3 Bath, Great Room, Dining Room Covered Patio, Optional 4th Bedroom, Optional Multigenerational Suite/Office with Private Entry, 2-CAR GARAGE	2346	\$317,900 Elev 1
2757	3 Bedroom, Den, 3 1/2 Bath, Great Room, Dining Room Covered Patio, Optional 4th Bedroom ILO Den, 3-CAR GARAGE	2757	\$348,900 Elev 1
2893	4 Bedroom, Great Room, Formal Dining Room, Flex Room Covered Patio, Breakfast Nook, Optional 5 th Bedroom/Bonus Room, Optional Den, 2.5 Baths, Optional 3rd Bath, 3-CAR GARAGE	2893	\$339,900 Elev 2
2992	4 Bedroom, Great Room, Dining Room, Flex Room Covered Patio, Fireplace, 2.5 Bath with Optional 3rd Bath, 3-CAR GARAGE	2992	\$354,900 Elev 1
3146	3 Bedroom, Den, 3 1/2 Bath, Great Room, Flex Room, Dining Room, Home Center Covered Patio, Optional Casita, Optional 4 th Bedroom ILO Den, 3-CAR GARAGE, Optional 4th Car Garage	3146	\$353,900 Elev 1
3270	4 Bedroom, 3 1/2 Bath, Great Room, Flex Room, Dining Room, Covered Patio, Optional Multigenerational Suite ILO Flex Room, 3-CAR GARAGE	3270	\$367,900 Elev 1
3541	4 Bedroom, 3 1/2 Bath, Living Room, Family Room, Dining Room Covered Patio, Jack & Jill Bathroom, Breakfast Nook, Optional Den ILO 4 th Bedroom, 3.5 Baths, 3-CAR GARAGE	3541	\$384,900 Elev 1

HOME SITE AND LAND PREPARATION NOT INCLUDED IN ABOVE PRICING

Stone House is a custom home community. As such, each home site is priced separately from the home prices listed about. Each home site offers buyers an opportunity to customize placement and orientation on each home site. Home plan selection and placement may be. See your sales associate for additional information.

In an effort to continually develop superior building methods and materials, we reserve the right to modify floor plans, specifications, materials, and prices without notice.

For additional information please contact
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520-625-6366

Realty Executives, The Stinson Group



A.F. Sterling Marketing, L.L.C





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Stone House

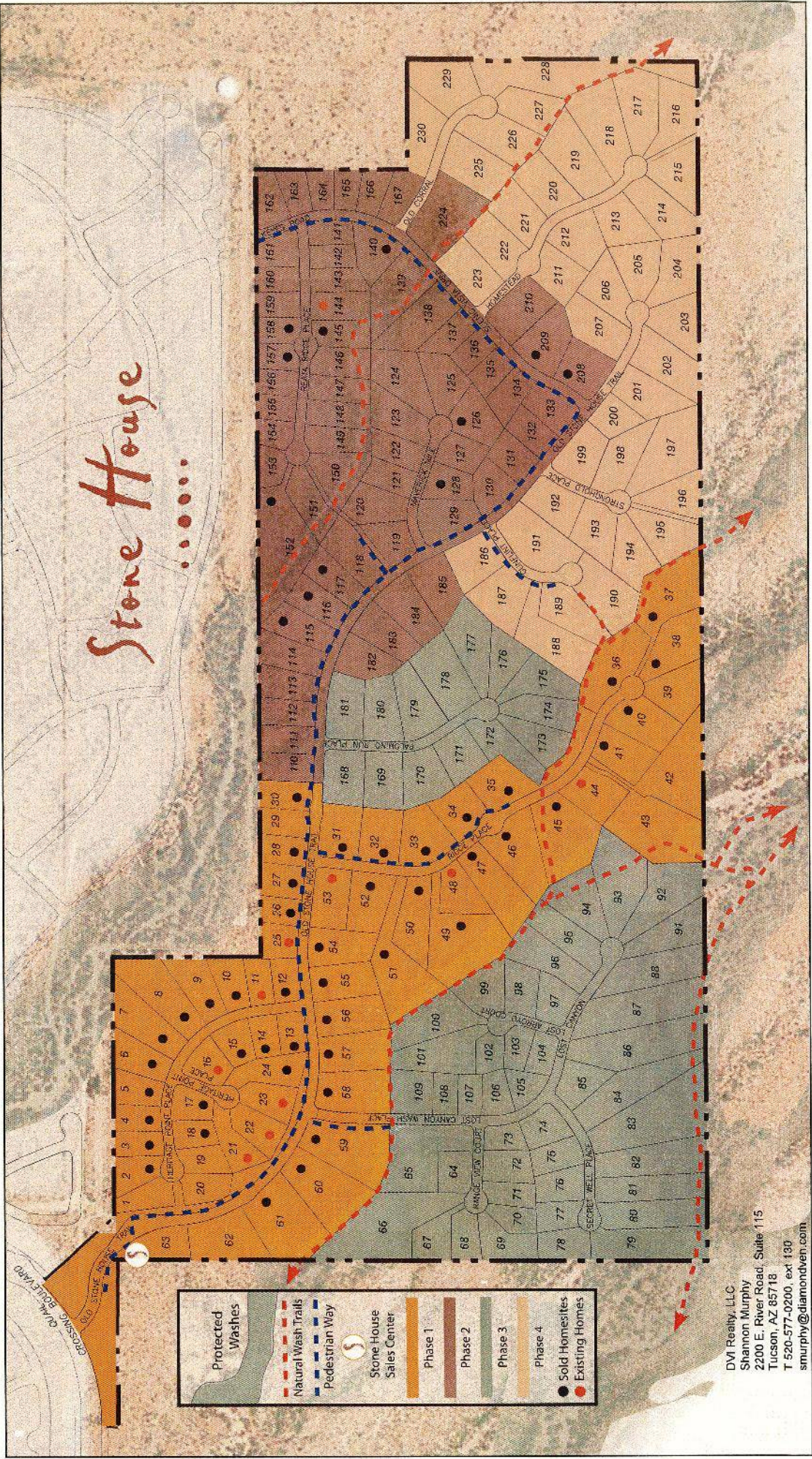
Home Site Prices

HOME SITE PREPARATION NOT INCLUDED IN LOT PRICING

Home Site Pricing				Home Site Pricing			
Lot #	Address	Lot Size	Price	Lot #	Address	Lot Size	Price
PHASE I				PHASE II <i>Continued</i>			
153	2547 E. Reata Ridge Place	0.5	\$43,500	129	2490 E. Maverick Mile Place	0.97	\$105,000
154	2559 E. Reata Ridge Place	0.44	\$43,500	130	2507 E. Old Stone House Tra	0.72	\$85,000
155	2571 E. Reata Ridge Place	0.45	\$43,500	131	2529 E. Old Stone House Tra	0.67	\$82,000
156	2583 E. Reata Ridge Place	0.48	\$43,500	132	2551 E. Old Stone House Tra	0.65	\$82,000
159	2633 E. Reata Ridge Place	0.51	\$45,000	133	2573 E. Old Stone House Tra	0.76	\$94,500
160	2651 E. Reata Ridge Place	0.5	\$45,000	134	143 N. Scenic Vista Drive	0.65	\$88,000
161	2677 E. Reata Ridge Place	0.62	\$45,000	135	155 N. Scenic Vista Drive	0.54	\$84,500
162	388 N. Scenic Vista Drive	0.71	\$45,000	136	177 N. Scenic Vista Drive	0.5	\$79,500
PHASE II				137	199 N. Scenic Vista Drive	0.61	\$84,500
1	462 N. Heritage Point Place	0.62	\$72,000	138	211 N. Scenic Vista Drive	1.29	\$94,000
19	455 N. Heritage Point Place	0.56		139	241 N. Scenic Vista Drive	1.4	\$94,000
20	461 N. Heritage Point Place	0.6	\$70,000	141	2698 E. Reata Ridge Place	0.48	\$69,500
29	2291 E. Old Stone House Tra	0.59	\$65,000	142	2676 E. Reata Ridge Place	0.48	\$69,000
39	47 N. Rustic Ridge Place	1.07	\$169,000	143	2654 E. Reata Ridge Place	0.58	\$69,500
42	95 N. Rustic Ridge Place	2.01	\$139,500	146	2594 E. Reata Ridge Place	0.76	\$94,500
43	97 N. Rustic Ridge Place	2.29	\$129,500	147	2582 E. Reata Ridge Place	0.7	\$94,500
110	2331 E. Old Stone House Tra	0.67	\$69,000	148	2570 E. Reata Ridge Place	0.73	\$79,500
111	2353 E. Old Stone House Tra	0.68	\$72,000	149	2558 E. Reata Ridge Place	0.73	\$79,500
112	2375 E. Old Stone House Tra	0.66	\$74,000	150	2546 E. Reata Ridge Place	1.13	\$99,000
113	2397 E. Old Stone House Tra	0.78	\$89,000	151	2534 E. Reata Ridge Place	1.06	\$99,000
114	2419 E. Old Stone House Tra	0.91	\$84,000	163	358 N. Scenic Vista Drive	0.53	\$54,000
118	2483 E. Old Stone House Tra	1.03	\$99,000	164	328 N. Scenic Vista Drive	0.44	\$59,500
119	2485 E. Maverick Mile Place	0.85	\$92,000	165	298 N. Scenic Vista Drive	0.46	\$64,500
120	2499 E. Maverick Mile Place	0.92	\$92,000	167	282 N. Scenic Vista Drive	0.68	\$79,000
121	2517 E. Maverick Mile Place	0.61	\$94,500	182	2436 E. Old Stone House Tra	0.86	\$89,000
122	2535 E. Maverick Mile Place	0.67	\$94,500	183	2452 E. Old Stone House Tra	0.94	\$89,500
123	2553 E. Maverick Mile Place	0.99	\$99,000	184	2484 E. Old Stone House Tra	1.1	\$94,000
124	2571 E. Maverick Mile Place	1.2	\$134,500	185	2496 E. Old Stone House Tra	1.03	\$94,000
125	2579 E. Maverick Mile Place	0.92	\$130,000	210	160 N. Scenic Vista Drive	1.14	\$129,500
127	2552 E. Maverick Mile Place	0.65	\$94,500	224	220 N. Scenic Vista Drive	1.74	\$119,000

A.F. Sterling Marketing, L.L.C

Stone House



- Protected Washes
- Natural Wash Trails
- Pedestrian Way
- Stone House Sales Center
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Sold Homesites
- Existing Homes

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NEW

A.F. STERLING HOMES

USED

FLOORPLANS

Modern architectural styles,
floorplans and conveniences

OR

Outdated plans, ill-suited for
today's lifestyles, low ceilings

WARRANTIES

Builder and manufacturer
warranties

OR

House rarely covered under
a warranty

MAINTENANCE

Low maintenance and fewer
repair costs

OR

More maintenance and
unexpected repairs

KITCHENS

Open kitchens with NEW
functional appliances

OR

Archaic kitchens with older
appliances

OWNERS SUITE

Spacious, luxurious, and
contemporary Owner suites

OR

Undersized Owner bathrooms
and closets

UP TO CODE

Built to latest energy code for
maximum efficiency
and water conservation

OR

Unreliable and inefficient
plumbing fixtures throughout

ENERGY BILLS

Better insulation, Low E windows,
higher SEER equipment for
lower energy bills

OR

Inefficient architecture,
appliances and high utility bills

COMFORT

Fresh air circulation, consistent
room to room temperatures
for better air quality

OR

Drafty windows and doors that
affect comfort and promote
poor indoor air quality

CUSTOMIZATION

Personalize your new home
finishes including cabinets
flooring & countertops

OR

Living with someone else's
decisions/tastes

Stone House

MODEL 2346



ELEVATION ONE



ELEVATION TWO



A.F. STERLING

Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

Stone House

MODEL 2346

2346 sq. ft. 3 Bedroom, 3 Baths, Great Room, Dining Room, Covered Patio, 3-Car Garage



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Stone House

MODEL 2757



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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Stone House

MODEL 2757

2757 sq. ft. 3 Bedroom, Den, 3 1/2 Baths, Great Room, Dining Room, Covered Patio, Fireplace, Optional 4th Bedroom ILO Den, 3-Car Garage



A.F. STERLING

Stone House

MODEL 2893



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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Stone House

MODEL 2893

2893 sq. ft. 4 Bedroom, 3 1/2 Baths, Great Room, Flex Room, Dining Room, Breakfast Nook, Covered Patio, 3-Car Garage



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Stone House

MODEL 2992



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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Stone House

MODEL 2992

2992 sq. ft. 4 Bedroom, 2 1/2 Baths, Great Room, Dining Room, Flex Room, Covered Patio, 3-Car Garage



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2/20/17

Stone House

MODEL 3146



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



A.F. STERLING

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MODEL 3146

3146 sq. ft. 3 Bedroom, Den, 3 1/2 Baths, Great Room, Flex Room, Dining Room, Home Center, Covered Patio, Optional Casita, Optional 4th Bedroom ILO Den, 3 Car Garge, Optional 4-Car Garage



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2/22/17

Stone House

MODEL 3270



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

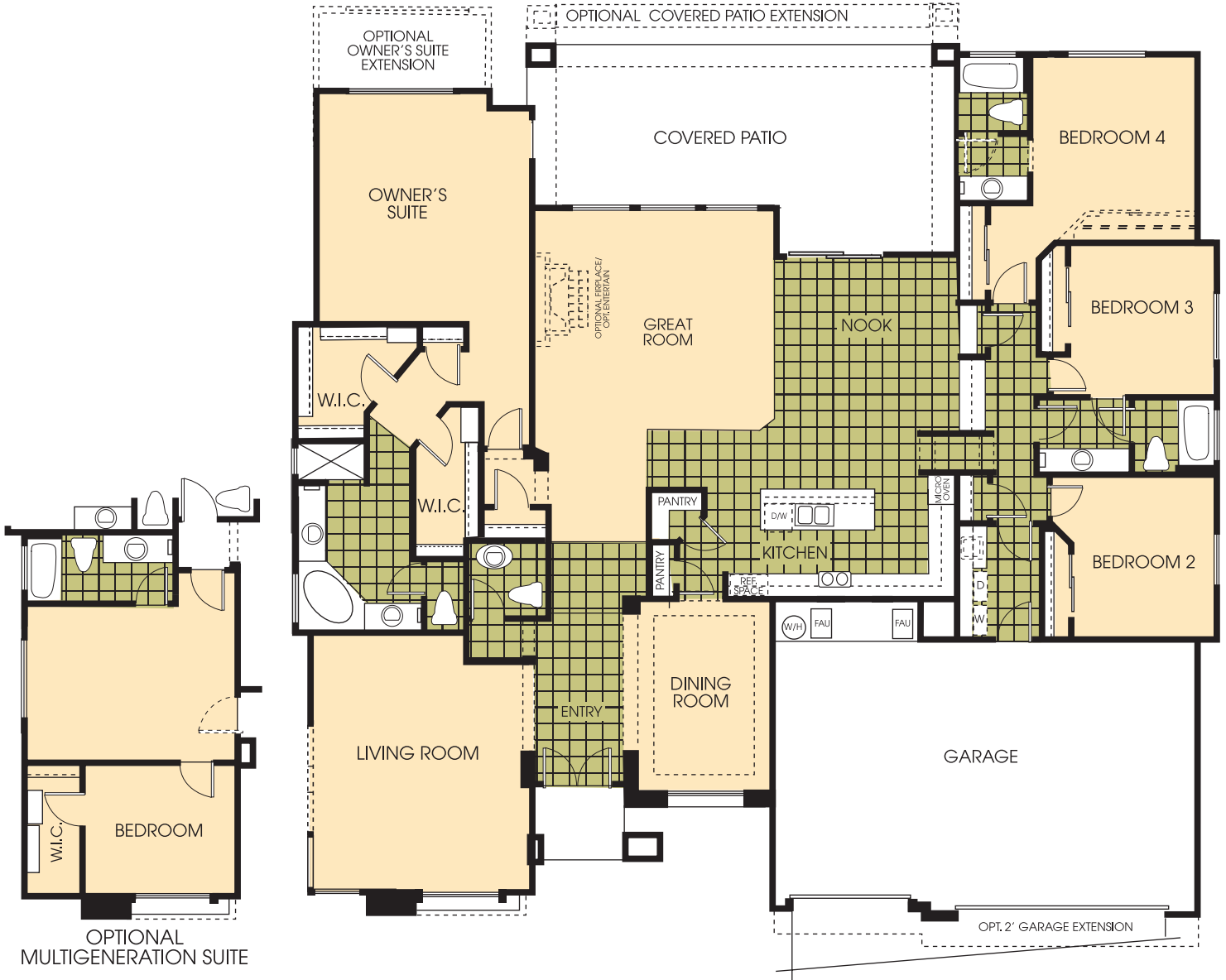


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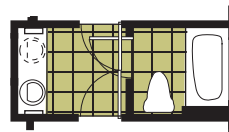
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MODEL 3270

3270 sq. ft. 4 Bedroom, 3 1/2 Baths, Great Room, Flex Room, Dining Room, Covered Patio, Optional Multi Generation Suite ILO Living Room, 3-Car Garage



OPTIONAL MULTIGENERATION SUITE



OPTIONAL JACK & JILL BATH



A.F. STERLING

Stone House

MODEL 3541



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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Stone House

MODEL 3541

3541 sq. ft. 4 Bedroom, 3 1/2 Baths, Living Room, Family Room, Dining Room, Breakfast Nook, Covered Patio, Optional Den ILO 4th Bedroom, 3-Car Garage

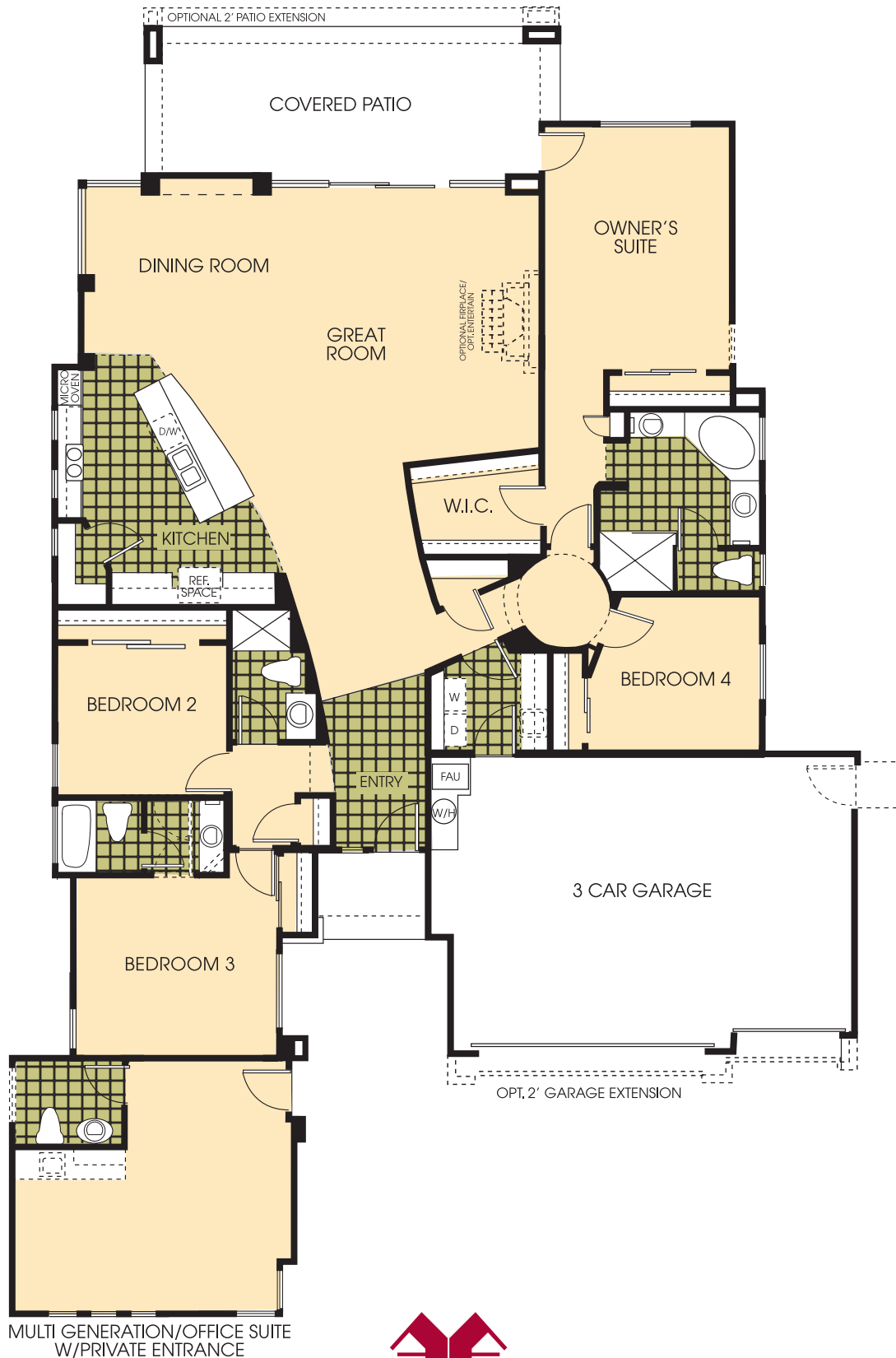


A.F. STERLING

Stone House

MODEL 2727 (ALTERNATE 2346)

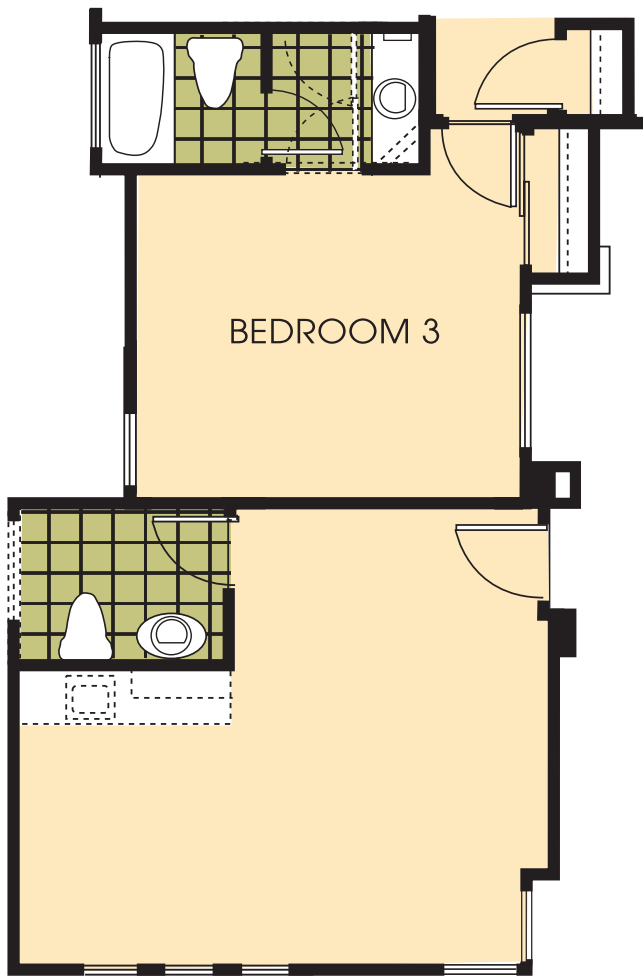
2727 sq. ft. 4 Bedroom, 3 Baths, Great Room, Dining Room, Multi Generation/Office Suite W/Private Entrance, Covered Patio, 3-Car Garage



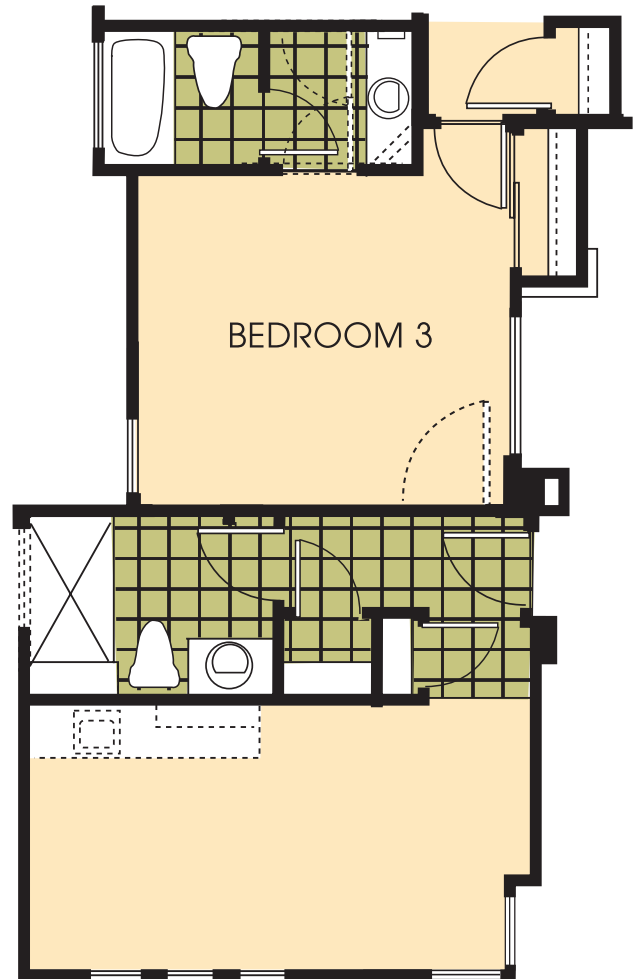
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Stone House

MODEL 2346 OPTIONS
(With either option, plan will be 2727 sq. ft.)



MULTI GENERATION/OFFICE SUITE
W/PRIVATE ENTRANCE



OPTIONAL MULTI GENERATION SUITE
W/PRIVATE ENTRANCE



A.F. STERLING

Stone House

MODEL 2346 OPTIONS
(With either option, plan will be 2727 sq. ft.)



ELEVATION ONE

Elevation shown with optional stone veneer



ELEVATION TWO



ELEVATION THREE



Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

