



A.F. STERLING HOMES



Bear Canyon Overlook



A.F. STERLING HOMES

BEAR CANYON OVERLOOK *Sterling* Features

STERLING FEATURES

- ◆ Enhanced Air Quality System
- ◆ 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
- ◆ Cultured Marble Surrounds
- ◆ Executive Height Cultured Marble Vanities with Under Mount Sink in Hall Baths
- ◆ Picture Frame Mirror in Powder Room (Per Plan)
- ◆ Telephone Pre-Wire 2 (CAT—5)
- ◆ Television Pre-Wire 4 (RG—6)
- ◆ Pre-Wired for Security System
- ◆ Decora Rocker Light Switches and Receptacles
- ◆ Recessed Can Lights (Per Plan)
- ◆ 2 & 3—Car Garage with Insulated Doors & Openers
- ◆ Choice of Exterior Paint Scheme and Roof Tile

STERLING ENERGY SAVING FEATURES

- ◆ **Energy Star** Rated for higher home efficiency
- ◆ Gas Heat/14-SEER Air Conditioning
- ◆ Programmable Thermostat (s)

STERLING ENERGY SAVING FEATURES (CONTINUED)

- ◆ R—38 Batt Insulation Wire Tied 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)
- ◆ Cultured Granite Tub and Shower Surrounds with Tile Shower Floor
- ◆ Executive Height Cultured Granite Vanities with Under Mount Sinks
- ◆ Double Lever Faucets
- ◆ Picture Framed Vanity Mirror (s)
- ◆ Walk-In Closets

STERLING OPTIONAL FEATURES

- ◆ Oil Rubbed Bronze Package (Door Trim & Lighting)
- ◆ Security System
- ◆ Alder Door Package
- ◆ Front Courtyards
- ◆ Built In Vacuum System
- ◆ Whirlpool Bathtub
- ◆ Upgraded Flooring
- ◆ Upgraded Plumbing Fixtures
- ◆ Upgraded Appliances
- ◆ Upgraded Cabinets and Counter Tops
- ◆ Upgraded Insulation
- ◆ Extended Patios
- ◆ Fireplace (Per Plan)
- ◆ Audio/Visual Upgrades
- ◆ Stone veneer optional (per Plan)



Included features are subject to change without notice

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



A.F. STERLING HOMES

BEAR CANYON OVERLOOK

| 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 | \$399,900 |
| 2757 | 3 Bedroom, Den, 3 1/2 Bath, Great Room, Dining Room Covered Patio, Optional 4th Bedroom ILO Den, 3-CAR GARAGE | 2757 | \$449,900 |
| 2893 | 4 Bedroom, 2 1/2 Bath, Great Room, Dining Room, Flex Room Covered Patio, Breakfast Nook, Optional Den ILO Bedroom 3, Optional Bath 4, 3-CAR GARAGE | 2893 | \$444,900 |
| 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 | \$464,900 |
| 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 | \$474,900 |
| 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 | \$484,900 |

Base prices at Bear Canyon Overlook are home site specific, see plan/pricing matrix for pricing information.
See your sales associate for options and upgrades offered by A.F. Sterling.

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 Mary Gillie or Billie Jestila at [520-447-5466](tel:520-447-5466)
or by email at bcoverlook@afsterling.com



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





A.F. STERLING HOMES

BEAR CANYON OVERLOOK

Home Site Premiums

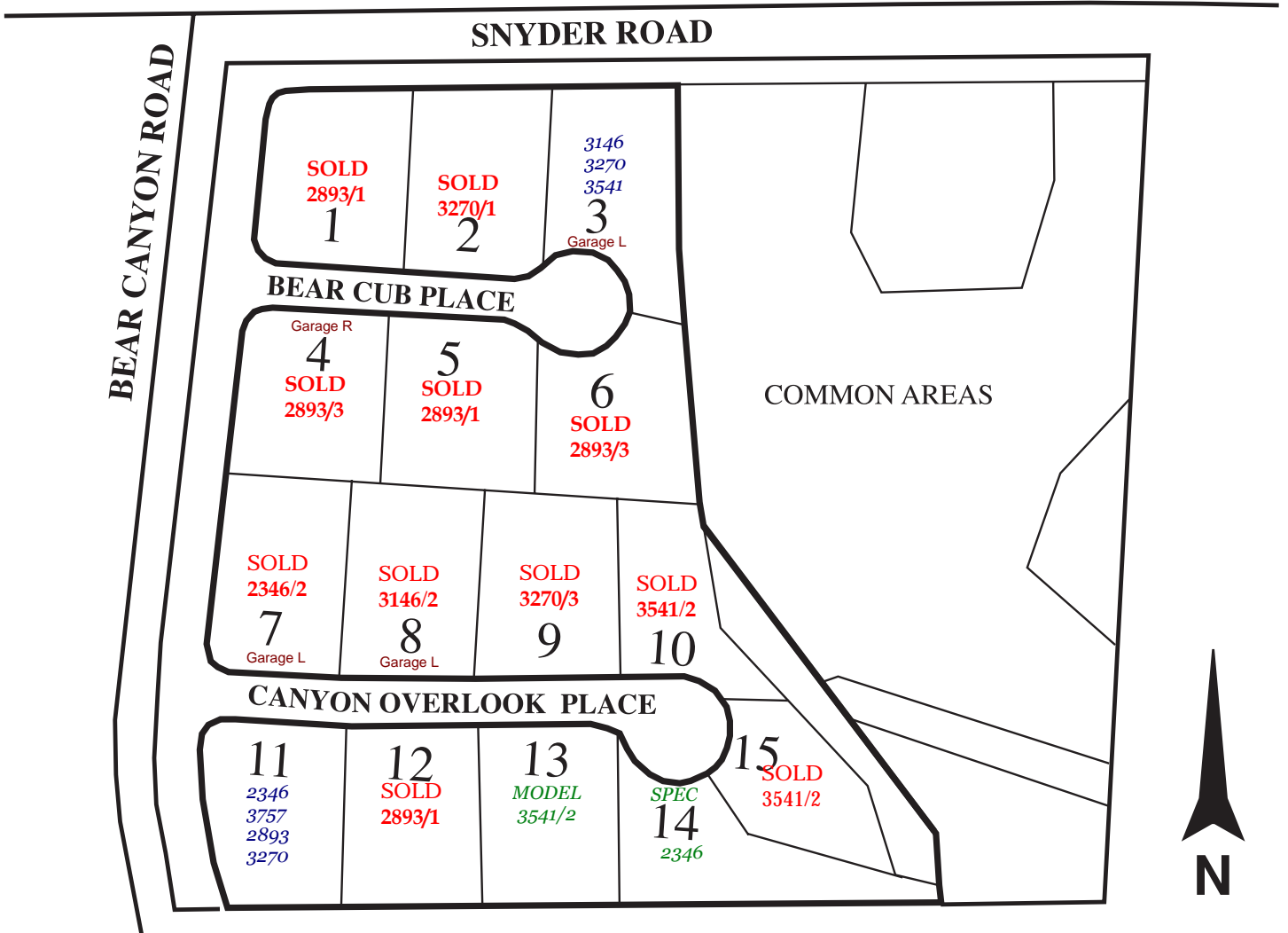
| Home Site | Premium |
|-----------|-----------|
| 1 | \$ - |
| 2 | \$ 20,000 |
| 3 | \$ 27,000 |
| 4 | \$ 10,000 |
| 5 | \$ 15,000 |
| 6 | \$ 40,000 |
| 7 | \$ 20,000 |
| 8 | \$ 35,000 |
| 9 | \$ 33,000 |
| 10 | \$ 45,000 |
| 11 | \$ 18,000 |
| 12 | \$ 30,000 |
| 13 | \$ 30,000 |
| 14 | \$ 20,000 |
| 15 | \$ 45,000 |

Elevation Pricing

| | Elev 1 | Elev 2 | Elev 3 |
|-------------|----------|----------|----------|
| <u>2346</u> | \$ - | \$ - | \$ - |
| <u>2757</u> | \$ 1,000 | \$ - | \$ - |
| <u>2893</u> | \$ 2,000 | \$ - | \$ 2,000 |
| <u>3146</u> | \$ 1,000 | \$ - | \$ 4,000 |
| <u>3270</u> | \$ - | \$ 1,000 | \$ - |
| <u>3541</u> | \$ - | \$ 1,000 | \$ 5,000 |

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

BEAR CANYON OVERLOOK



A.F. STERLING

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

BEAR CANYON OVERLOOK

MODEL 2346



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.

BEAR CANYON OVERLOOK

MODEL 2346

2346 sq. ft. 3 Bedroom, 3 Baths, Great Room, Dining Room, Covered Patio, 2-Car Garage



A.F. STERLING

BEAR CANYON OVERLOOK

MODEL 2757



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Elevations shown with optional stone veneer



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

BEAR CANYON OVERLOOK

MODEL 2757

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



A.F. STERLING

BEAR CANYON OVERLOOK

MODEL 2893



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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

BEAR CANYON OVERLOOK

MODEL 2893

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



A.F. STERLING

BEAR CANYON OVERLOOK

MODEL 3146



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Elevations shown with optional stone veneer



A.F. STERLING

BEAR CANYON OVERLOOK

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



A.F. STERLING

BEAR CANYON OVERLOOK

MODEL 3270



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Elevations shown with optional stone veneer

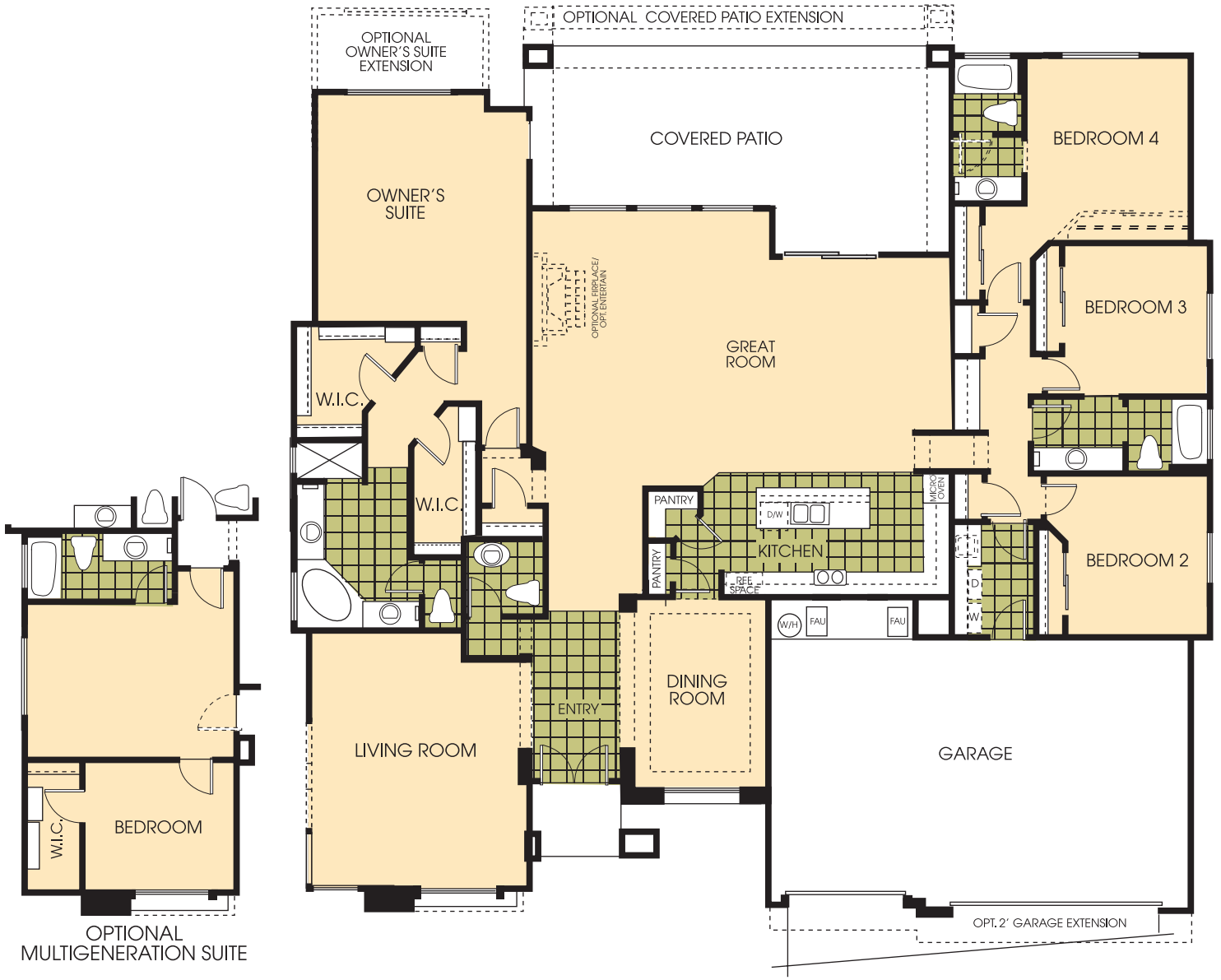


Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

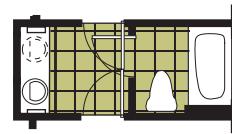
BEAR CANYON OVERLOOK

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

BEAR CANYON OVERLOOK

MODEL 3541



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



A.F. STERLING

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

BEAR CANYON OVERLOOK

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

BEAR CANYON OVERLOOK

MODEL 3541 ALTERNATE



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.

BEAR CANYON OVERLOOK

MODEL 3541 ALTERNATE

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

BEAR CANYON OVERLOOK

MODEL 2346 OPTIONS

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



ELEVATION ONE

Elevation shown with optional stone veneer



ELEVATION TWO

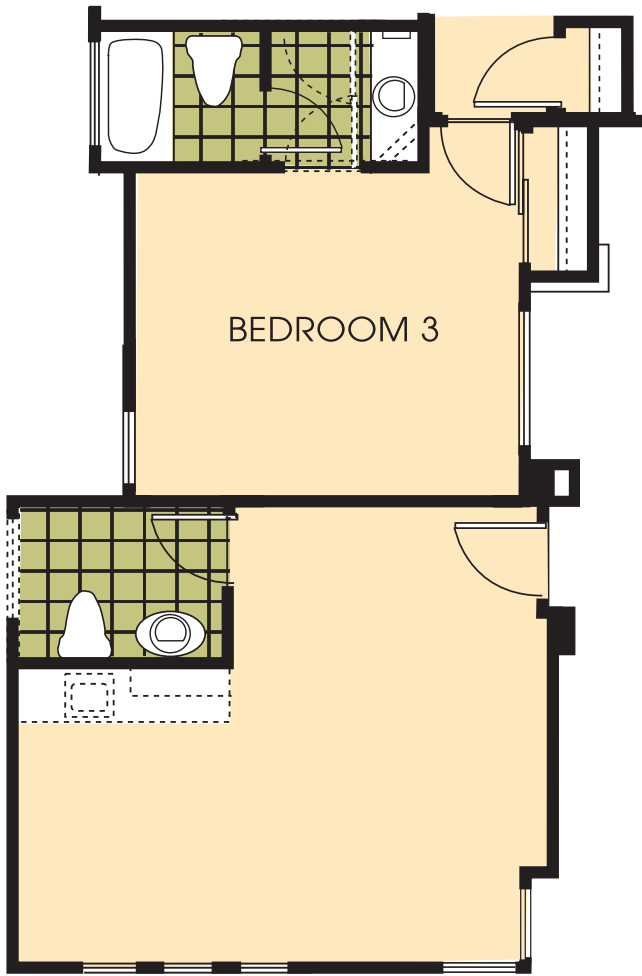


ELEVATION THREE

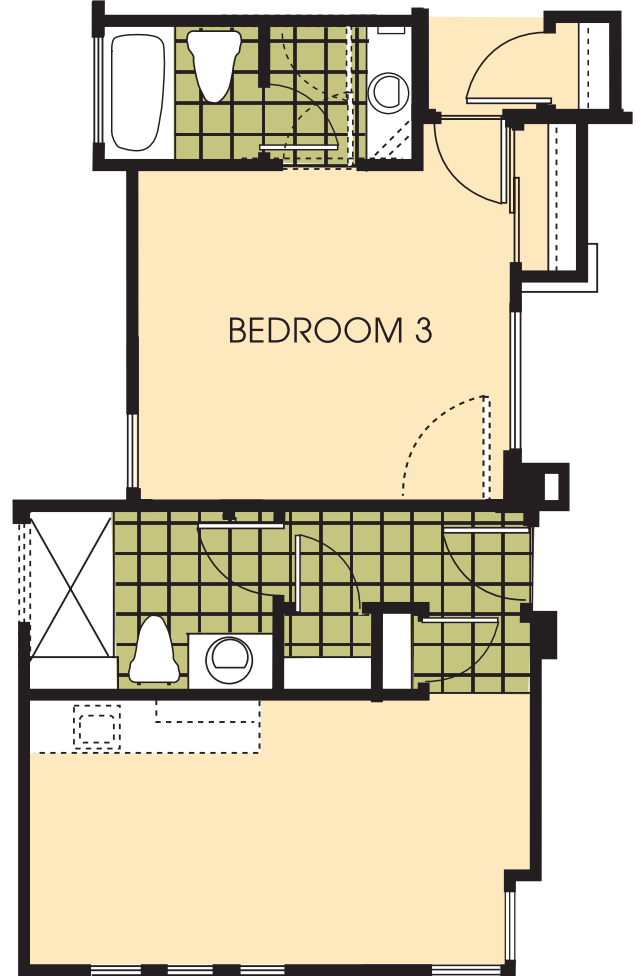


Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

BEAR CANYON OVERLOOK
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**



