



A.F. STERLING HOMES



*A. F. Sterling Homes*  
TANQUE VERDE VILLAGE



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### TANQUE VERDE VILLAGE *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 Mirrors in Power 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)
- ◆ 2-1/2 & 3-Car Garage with Insulated Doors & Openers
- ◆ Choice of Exterior Paint Scheme and Roof Tile
- ◆ Fire Sprinklers (Per-Plan)

#### STERLING ENERGY SAVING FEATURES

- ◆ Energy Efficient Design & Construction
- ◆ Gas Heat/13-SEER Air Conditioning
- ◆ Programmable Thermostat (s)

#### STERLING ENERGY SAVING FEATURES (CONTINUED)

- ◆ R—22 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
- ◆ Choice of Classic Maple or Heritage Oak Cabinets with 4 rollouts
- ◆ 42-inch Upper Cabinets with Crown Molding
- ◆ ELECTROLUX STAINLESS STEEL APPLIANCES Wall Oven, Microwave, 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)



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PLAN	DESCRIPTION	S.F.	PRICE
2394	<b>3 Bedroom, Den, Great Room, Dining Room</b> Covered Patio, Optional 4 <sup>th</sup> Bedroom, 2.5 Baths, 2-CAR GARAGE with Large Storage Area	2394	<b>\$379,900</b> (Elevation 2)
2675	<b>4 Bedroom, Den, Great Room, Dining Room</b> Covered Patio, Bedroom 5 ILO Den, Optional Dining Room ILO Bedroom 4, Optional Game Room ILO Bedroom 4, Optional Wet Bar, 2.5 Baths, Optional Bath 3, 3-CAR GARAGE	2675	<b>\$394,900</b> (Elevation 3)
2893	<b>4 Bedroom, Great Room, Formal Dining Room, Flex Room</b> Covered Patio, Breakfast Nook, Optional 5 <sup>th</sup> Bedroom/Bonus Room, Optional Den, 2.5 Baths, Optional 3rd Bath, 3-CAR GARAGE	2893	<b>\$409,900</b> (Elevation 1, 2 & 3)
3340	<b>3 Bedroom, Great Room, Den, Dining Room, Flex Room, Home Center</b> Covered Patio, Optional Guest Suite, Optional 4 <sup>th</sup> Bedroom ILO Den, 2.5 Baths, 3-CAR GARAGE	3340	<b>\$457,900</b> (Elevation 2 & 3)
3146	<b>3 Bedroom, Great Room, Den, Home Center, Flex Room</b> Covered Patio, Dining Room, Optional Casita, Optional 4 <sup>th</sup> Bedroom ILO Den, 3.5 Baths, 3-CAR GARAGE	3146	<b>\$439,900</b> (Elevation 2)
3541	<b>4 Bedroom, Living Room, Family Room, Dining Room</b> Covered Patio, Jack & Jill Bathrooms, Breakfast Nook, Optional Den ILO 4 <sup>th</sup> Bedroom, 3.5 Baths, 3-CAR GARAGE	3541	<b>\$459,900</b> (Elevation 2)

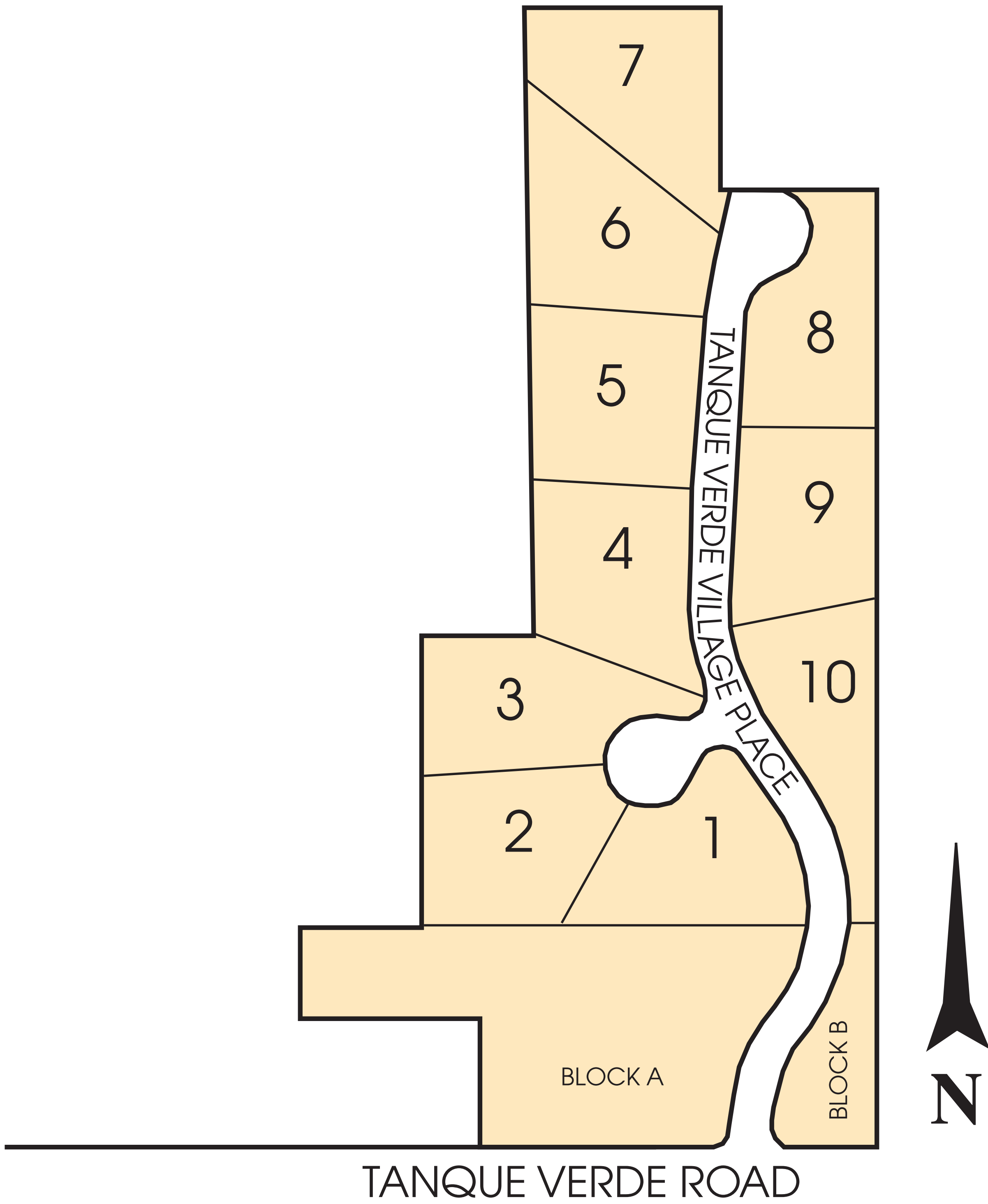
Above pricing does not include community home site variances, upgrades or options offered by A.F. Sterling. Home site variances will be presented as Lot Premiums. In an effort to continually develop superior building methods and materials, we reserve the right to modify floor plans, specifications, materials, and prices without notice.

For additional information please contact Mary Gillie at 520-305-4179 or by email at [tvvillage@afsterling.com](mailto:tvvillage@afsterling.com)

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



# TANQUE VERDE VILLAGE SITE PLAN



TANQUE VERDE LOOP



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





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# TANQUE VERDE VILLAGE

## Home Site Premiums

Home Site	Premium
1	\$ 3,000
2	\$ 18,000
3	\$ 15,000
4	\$ 15,000
5	\$ 22,000
6	\$ 30,000
7	\$ 22,000
8	\$ 25,000
9	\$ 25,000
10	\$ 8,000

## Elevations

Plan	Elev 1	Elev 2	Elev 3
2394	\$ 383,900	<b>\$ 379,900</b>	\$ 380,900
2675	\$ 396,900	\$ 397,900	<b>\$ 394,900</b>
2893	<b>\$ 409,900</b>	<b>\$ 409,900</b>	<b>\$ 409,900</b>
3146	\$ 441,900	<b>\$ 439,900</b>	\$ 443,900
3340	\$ 458,990	<b>\$ 457,900</b>	<b>\$ 457,900</b>
3541	\$ 460,900	<b>\$ 459,900</b>	\$ 467,900

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# TANQUE VERDE VILLAGE

## MODEL 2394



ELEVATION 1



ELEVATION 2



ELEVATION 3

*Stone veneer and pavers are optional on all plans.*



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# TANQUE VERDE VILLAGE

## MODEL 2394

2394 sq. ft. 3 Bedroom, 2 1/2 Baths, Den, Great Room, Dining Room, Covered Patio, 2-Car Garage with Storage



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# TANQUE VERDE VILLAGE

## MODEL 2675



ELEVATION 1



ELEVATION 2



ELEVATION 3

*Stone veneer and pavers are optional on all plans.*



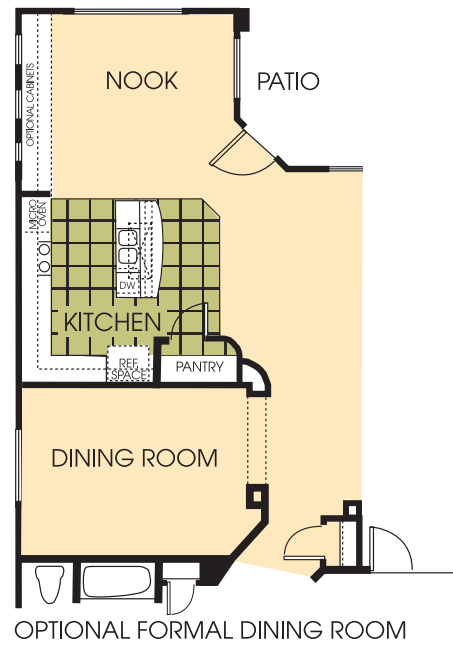
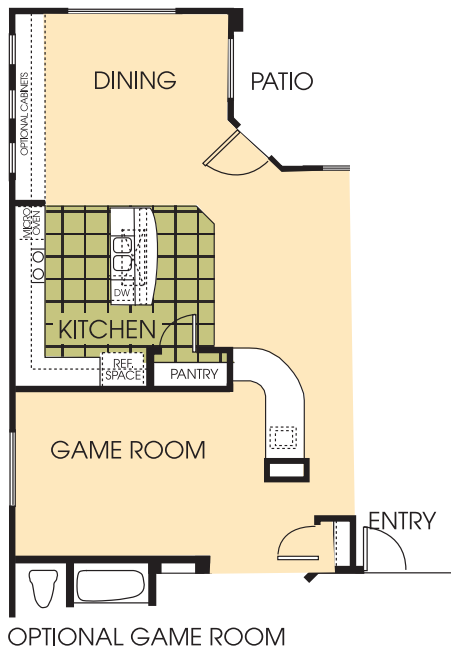
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# TANQUE VERDE VILLAGE

## MODEL 2675

2675 sq. ft. 4 Bedroom, 2 1/2 Baths, Den, Great Room, Dining Room, Covered Patio, 3-Car Garage



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# TANQUE VERDE VILLAGE

## MODEL 2893



ELEVATION 1



ELEVATION 2



ELEVATION 3

*Stone veneer and pavers are optional on all plans.*

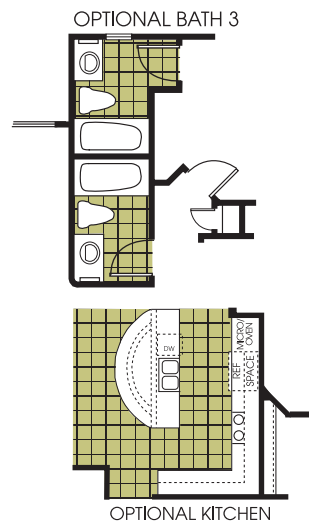
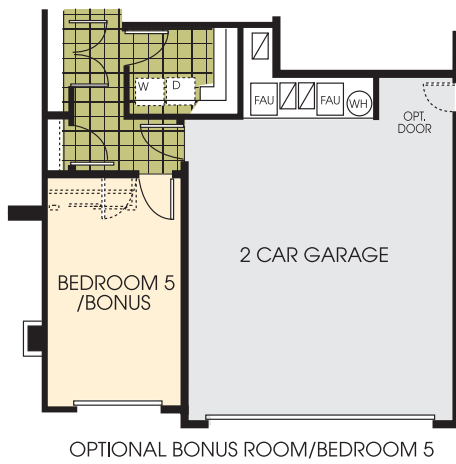


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# TANQUE VERDE VILLAGE

## MODEL 2893

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



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# TANQUE VERDE VILLAGE

## MODEL 3340



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

*Stone veneer and pavers are optional on all plans.*





# TANQUE VERDE VILLAGE

## MODEL 3340

3340 sq. ft. 3 Bedroom, 2.5 Baths, Great Room, Home Center/Optional Bar, Dining Room, Den or Optional 4th Bedroom, Covered Patio, 3-Car Garage



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# TANQUE VERDE VILLAGE

## MODEL 3146



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

*Stone veneer and pavers are optional on all plans.*



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# TANQUE VERDE VILLAGE

## MODEL 3146

3146 sq. ft. 4 Bedroom, 3 1/2 Bath, Great Room, Flex Room, Dining Room, Home Center, Covered Patio, Thee Car Garage



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# TANQUE VERDE VILLAGE

## MODEL 3541



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

*Stone veneer and pavers are optional on all plans.*





# TANQUE VERDE VILLAGE

## MODEL 3541

3541 sq. ft. 4 Bedroom, 3 1/2 Baths, Living Room, Family Room, Dining Room, Covered Patio, Nook, Jack & Jill Bathroom, 4th Bedroom or Optional Den, 3-Car Garage



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