

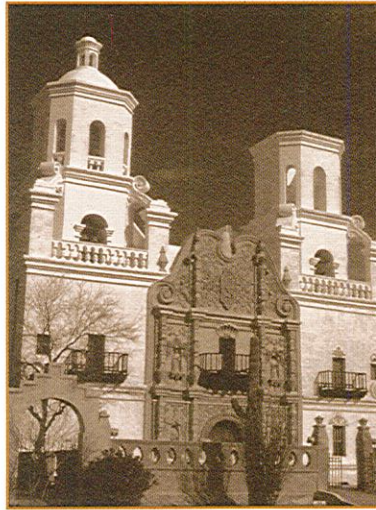
Stone House



A.F. STERLING HOMES

The land upon which Stone House rests has been inhabited continuously for hundreds and perhaps thousands of years. This is because of its proximity to the Santa Cruz River, and its more temperate climate when compared to the northern desert locations of present day Tucson and Phoenix.

Based upon historical discoveries, the ancient Hohokam people had an agricultural community in this region. Scientists believe the area was on a trade route that stretched from the Mexican Sea of Cortez in the south, to Casa Grande and beyond to the north. A mix of cultures occurred in the 1500s among the indigenous Native American peoples, and descendants of Spanish explorers and conquistadors.



In 1691, Jesuit missionary Father Eusebio Francisco Kino arrived in the Santa Cruz Valley, and eventually established the Tumacacori and San Xavier del Bac missions.

Crops from cotton to rubber have been grown here, and working ranches have raised cattle and horses for nearly 125 years in the immediate area.

A 50,000-acre state wildlife area borders Stone House, as well as the oldest natural resource-based agricultural research facility in the world, which recently marked its 100th anniversary. This experimental range is operated by the University of Arizona.



A.F. STERLING HOMES

Stone House



Stone House is a gated custom lot community located near Green Valley, Arizona. Many recreational and other amenities are offered in the surrounding area.

Located Nearby

- Hiking and bicycling in the Santa Cruz River Valley
- Hiking, picnicking, camping and world-famous bird watching in Madera Canyon
- Water sports, camping and fishing within 60 miles at several reservoir lakes
- Short minutes from shopping, dining, schools, medical facilities and I-19
- 30 minutes to downtown Tucson
- 20 minutes to Tucson International Airport
- Recreation and cultural opportunities available in nearby Tucson, Green Valley, Madera Canyon, Tubac and Nogales, Sonora, Mexico
- Golf! Beautiful public courses and private courses only minutes away



A.F. STERLING HOMES

Stone House



Stone House is a gated custom lot community located near Green Valley, Arizona. Many recreational and other amenities are offered in the surrounding area.

Located Nearby

- Hiking and bicycling in the Santa Cruz River Valley
- Hiking, picnicking, camping and world-famous bird watching in Madera Canyon
- Water sports, camping and fishing within 60 miles at several reservoir lakes
- Short minutes from shopping, dining, schools, medical facilities and I-19
- 30 minutes to downtown Tucson
- 20 minutes to Tucson International Airport
- Recreation and cultural opportunities available in nearby Tucson, Green Valley, Madera Canyon, Tubac and Nogales, Sonora, Mexico
- Golf! Beautiful public courses and private courses only minutes away



A.F. STERLING HOMES

Stone House



Undisturbed desert is the unifying theme at Stone House. The intent is to create an attractive neighborhood of custom residences oriented and centered around a significant area of open space and natural area, including numerous passive and active recreational areas, open spaces, trails and detention and retention areas which may serve recreational purposes as well.

The regulated building and design standards provide direction to owners and builders to ensure compatibility with the surrounding environment and communities. These guidelines provide an overall framework for quality development, yet are not intended to create "look-alike" custom homes or to suggest that they have the same materials and colors, but to create a harmonious architectural approach compatible with the desert.

The guidelines also govern building heights as well as the use of exterior colors, plus materials and other key elements

pertaining to residential site development and architecture in the Sonoran desert.

An architectural review process will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with the overall intent and vision for Stone House.

Home Site

To offer flexibility in building your home, and provide the best possible views for all the home sites, we have an approved building envelope within which each home will be constructed. Designs which do not overwhelm the home site and which allow for appropriate buffering and visual scenes will be encouraged.

For detailed design guideline information, please refer to Stone House Architectural Design Guidelines document provided by the sales office or broker.



A.F. STERLING HOMES

Stone House





A.F. STERLING HOMES

Sterling Collection Features

STONE HOUSE

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)
- ◆ 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)
- ◆ 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
- ◆ Hartford Maple Cabinets with 4 roll out shelves
- ◆ 42-inch Upper Cabinets 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)

Features subject to change without notice



A.F. Sterling Home Builders L.L.C.

6340 N. Campbell Suite 240 Tucson, Arizona 85718 (520) 577-3600

2/5/2016



A.F. STERLING HOMES

Sterling Collection

AT

STONE HOUSE

PLAN	DESCRIPTION	S.F.	PRICE
2346	3 Bedroom, Great Room, Dining Room Covered Patio, Fireplace, 3 Baths, 3-GARAGE, Optional bedroom 4/ Owners Suite, Optional Guest Suite	2346	\$379,990
2586	3 Bedroom, Den, Great Room, Dining Room Covered Patio, Fireplace, Optional Bar & Computer Room, 2.5 Baths, 3-CAR GARAGE	2586	\$389,990
2893	4 Bedroom, Great Room, Room, Flex Room Covered Patio, Fireplace, Breakfast Nook, Optional 5 th Bedroom/Bonus Room, Optional Den, 2.5 Baths, Optional 3rd Bath, 3-CAR GARAGE	2893	\$399,990
3146	3 Bedroom, Den, Great Room, Home Center, Flex Room Covered Patio, Fireplace, Dining Room, Optional Casita, Optional 4 th Bedroom ILO Den, 3.5 Baths, 3-CAR GARAGE	3146	\$425,990
3439	5 Bedroom, Great Room, Living Room, Bonus Room Dining Room, 2 Covered Patios, Fireplace, Optional Suite/Office with Private Entry, 3.5 Baths, 3-CAR GARAGE, Optional 4 Car Garage	3439	\$455,990
3541	4 Bedroom, Formal Living, Dining Room, Family Room Covered Patio, Fireplace, Nook, Optional Den, 3.5 Baths, 3-CAR GARAGE	3541	\$465,990
3541 Alt	4 Bedroom, Formal Living, Dining Room, Family Room Covered Patio, Fireplace, Nook, Optional Den, 3.5 Baths, 3-CAR GARAGE	3541	\$467,990

Above pricing does not include upgrades or options 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.

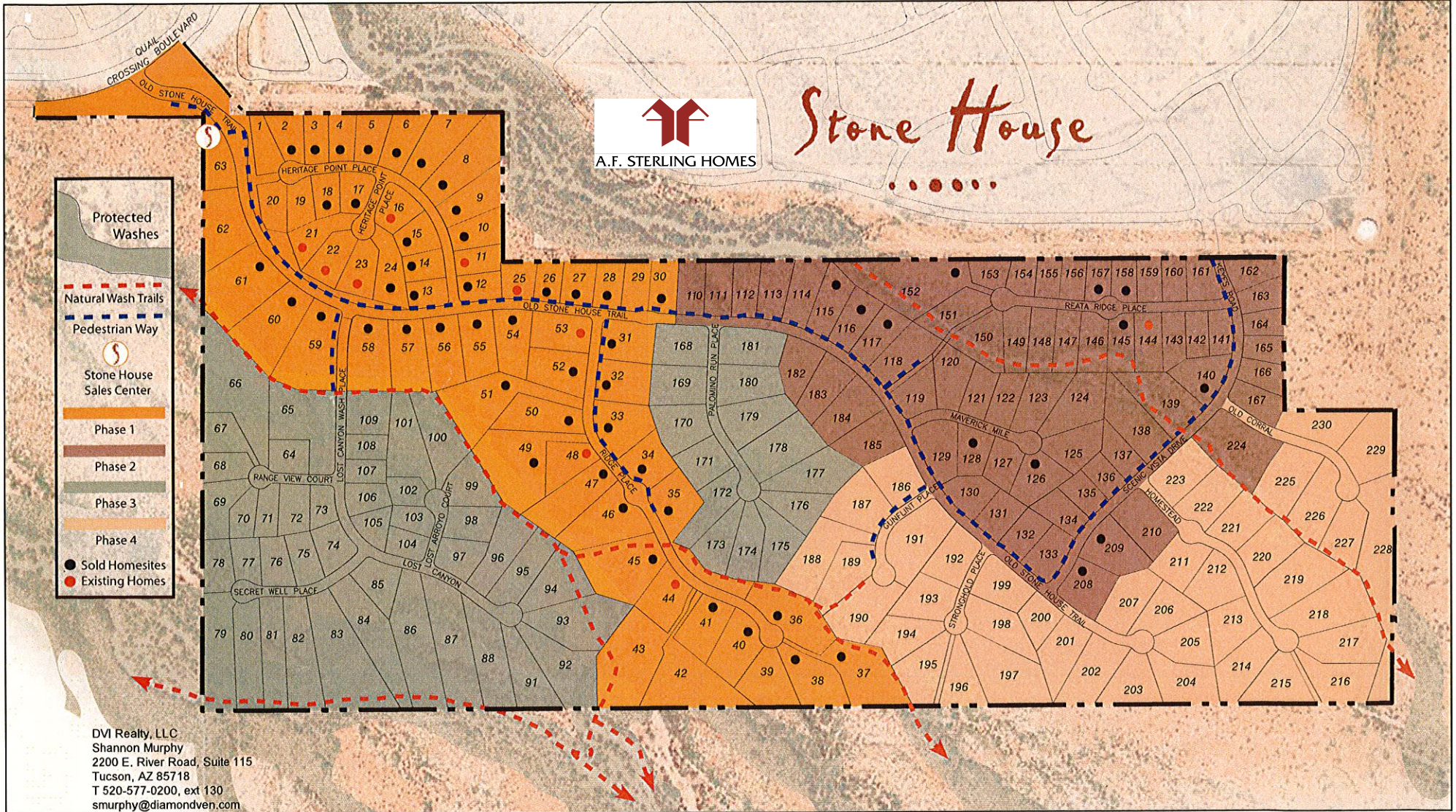
For a brochure or additional information please contact **Todd Glick** at 520-577-3600 or by email: todd@AFSterling.com
To view our current home plans please go to AFSterling.com and click on the Custom Homes tab



A.F. Sterling Home Builders L.L.C.

6340 N. Campbell Suite 240 Tucson, Arizona 85718 (520) 577-3600

2/5/2016



Stone House

DVI Realty, LLC
 Shannon Murphy
 2200 E. River Road, Suite 115
 Tucson, AZ 85718
 T 520-577-0200, ext 130
 smurphy@diamondvni.com

CUSTOM DIVISION

MODEL 2346



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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

MODEL 2346

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



A.F. STERLING

MODEL 2586



ELEVATION 1



ELEVATION 2



ELEVATION 3



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

MODEL 2586

2586 sq. ft. 3 Bedroom, 2.5 Baths, Den, Great Room, Dining Room, Covered Patio, 3-Car Garage



A.F. STERLING

MODEL 2893



ELEVATION 1



ELEVATION 2



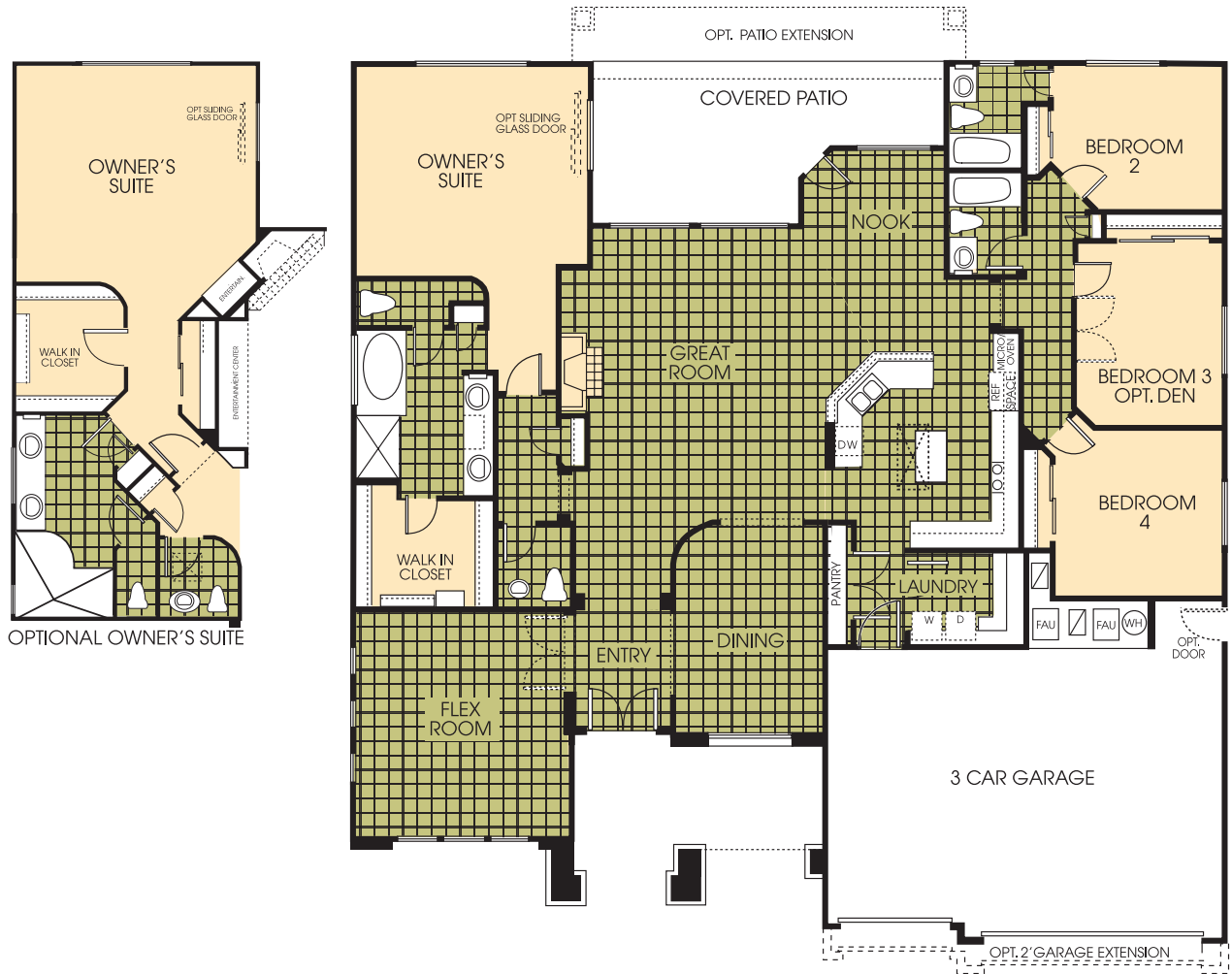
ELEVATION 3



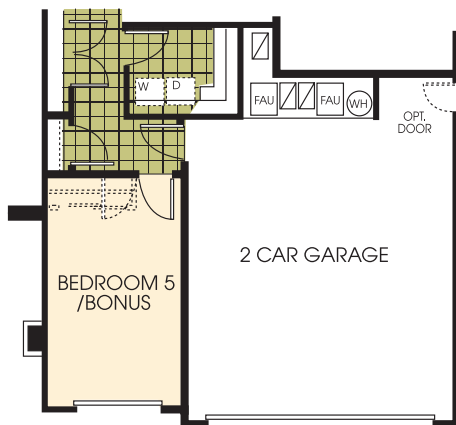
Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

MODEL 2893

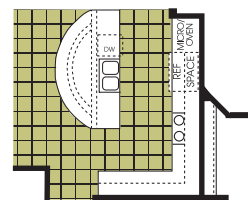
2893 sq. ft. 4 Bedroom, 3 1/2 Baths, Flex Room, Great Room, Dining Room, Nook, Patio, 3-Car Garage



OPTIONAL OWNER'S SUITE



OPTIONAL BONUS ROOM/BEDROOM 5



OPTIONAL KITCHEN



A.F. STERLING

MODEL 3146



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.

MODEL 3146

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



A.F. STERLING

MODEL 3292



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE Shown with optional 16' ceiling in great room



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

MODEL 3292

3292 sq. ft. 3 Bedroom, 3 1/2 Baths, Great Room, Dining Room, Nook, Flex Room/Optional 4th Bedroom, Covered Patio, 3-Car Garage, Optional 4-Car Garage



A.F. STERLING

MODEL 3439



ELEVATION ONE



ELEVATION TWO



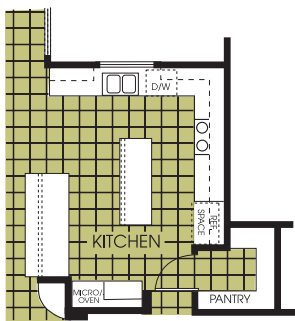
ELEVATION THREE



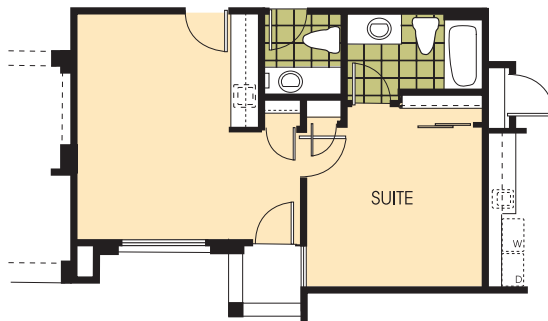
Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

MODEL 3439

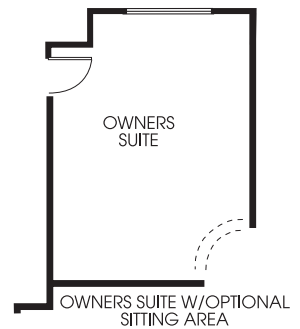
3439 sq. ft. 5 Bedroom, 3.5 Baths, Great Room, Dining Area, Bonus room, Formal Living Room, Optional Suite/Office with Private Entry, 2 Covered Patios, 3-Car Garage, Optional 4 Car Garage



OPTIONAL KITCHEN



OPTIONAL SUITE/OFFICE WITH PRIVATE ENTRY



OWNERS SUITE W/OPTIONAL SITTING AREA



A.F. STERLING

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.

MODEL 3541

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



A.F. STERLING

CUSTOM DIVISION

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.

CUSTOM DIVISION

MODEL 3541 ALTERNATE

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



A.F. STERLING