



A.F. STERLING HOMES

Mariposa Trail II





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MARIPOSA TRAIL II *Sterling* Features

STERLING FEATURES

- ◆ Enhanced Air Quality System
- ◆ 2 x 6 Exterior Walls in Living Area
- ◆ Engineered Post Tension Concrete Slab
- ◆ Dual Pane Low-E Vinyl Windows
- ◆ Covered Patio
- ◆ Handcrafted Interior Finish with Rounded Edges
- ◆ Lace Stucco Finish
- ◆ Front Yard Landscaping Package, (1) 15-Gallon Tree, (6) 5-Gallon Shrubs, (4) 1-Gallon Shrubs, (1) Cubic Yard River Rock, (5) Cubic Yards 1/2" Decorative Rock, Automatic Drip System with Timer
- ◆ Distinctive Exterior Design
- ◆ Masonry Walled Yards
- ◆ Brick Paver Driveway and Entry Walk

MORE STERLING FEATURES

- ◆ 8' Foam Core 6 Panel Front Door
- ◆ Classique 2 Panel Interior Doors
- ◆ Ceramic Floor Tile, 13" x 13", Entry, Kitchen, Hall Bath, Owner's Suite Bath and Laundry Room
- ◆ (4) Ceiling Fan Pre-Wires
- ◆ Cultured Marble Vanities with Integrated Sink
- ◆ Single Lever Faucet
- ◆ (2) Telephone Pre-Wires—CAT 5
- ◆ (3) Television Pre-Wires—RG6
- ◆ Recessed Can Lights (Per Plan)
- ◆ (2) Hose Bibs
- ◆ Finished 2 or 3 Car Garage (per plan) with Door Opener
- ◆ Choice of Exterior Paint Scheme

STERLING ENERGY SAVING FEATURES

- ◆ **Energy Star** Rated for higher home efficiency
- ◆ Efficient Design & Construction
- ◆ Gas Heat

STERLING ENERGY SAVING FEATURES (CONTINUED)

- ◆ 14-SEER Air Conditioning System
- ◆ R 38 Batt Insulation Wire Tied at Roof Deck
- ◆ R-19 Batt Insulation Exterior Walls in Living Space
- ◆ 40-Gallon Gas Water Heater
- ◆ Gas Line to Range, Dryer, Furnace and Water Heater

STERLING KITCHENS

- ◆ Granite, 2CM, Kitchen Countertops
- ◆ Double Stainless Steel Sink
- ◆ Cabinets: Hartford Maple with 36-inch Uppers and Crown Molding
- ◆ Stainless Steel Frigidaire Appliances
- ◆ 1/3 Horse Power Badger 5 Garbage Disposal
- ◆ Full Height Pantry (per plan)

STERLING LUXURIOUS OWNER'S SUITE

- ◆ Cultured Marble Surrounds
- ◆ Executive Height Cultured Marble Vanities with Integrated Sink
- ◆ Walk-In Closets (per plan)

STERLING OPTIONAL FEATURES

- ◆ Oil Rubbed Bronze Package (Door Trim & Lighting)
- ◆ Security System Prewire
- ◆ Built In Vacuum System
- ◆ Whirlpool Bathtub
- ◆ Upgraded Flooring, Cabinets & Countertops
- ◆ Upgraded Plumbing Fixtures
- ◆ Upgraded Appliances
- ◆ Upgraded Insulation
- ◆ Fireplace
- ◆ Audio/Visual Upgrades
- ◆ Patio Extension
- ◆ See Sales Associate for Additional Options & Features

Included features are subject change without notice



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



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MARIPOSA TRAIL II

PLAN	DESCRIPTION	S.F.	PRICE
1375	3 Bedroom, Great Room, Dining Room Covered Patio, 2 Baths, 2 -CAR GARAGE	1375	\$187,900 (Elevation 2)
1700	3 Bedroom, Great Room, Dining Room Covered Patio, 2 Baths, 2-CAR GARAGE	1700	\$197,900 (Elevation 2)
1742	3 Bedroom, Loft, Great Room, Dining Room Covered Patio, Optional 4 th Bedroom ILO Loft, 2.5 Baths, 2-CAR GARAGE	1742	\$201,900 (Elevation 1)
2046	3 Bedroom, Loft, Great Room, Dining Room Covered Patio, Optional 4 th Bedroom ILO Loft, 2.5 Baths, 2-CAR GARAGE	2046	\$216,900 (Elevation 1)
2276	3 Bedroom, Great Room, Dining Room, Den Covered Patio, Optional 4 th Bedroom ILO Den, 2.5 Baths, 3-CAR GARAGE	2276	\$225,900 (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 Diane or Rosa Maria 520-293-7455

Or by email at mariposatrail@afsterling.com



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MARIPOSA TRAIL II
 Home Site Premiums

Home Site	Premium	Story's	Garage
118	\$ 4,000	1 or 2 Story	Left
119	\$ 3,000	1 or 2 Story	Right
120	\$ 3,000	1 or 2 Story	Left
121	\$ 2,000	1 or 2 Story	Right
122	\$ 2,000	1 or 2 Story	Left
123	\$ 2,000	1 or 2 Story	Right
124	\$ 2,000	1 or 2 Story	Left
125	\$ 3,000	1 or 2 Story	Right
126	\$ 3,000	1 Story	Left
127	\$ 5,000	1 Story	Right
128	\$ 4,000	1 Story	Left
129	\$ 3,000	1 Story	Right
130	\$ 2,000	1 Story - 2276	Left
131	\$ 2,000	1 Story - 2276	Right
132	Included	1 Story - 2276	Left
133	Included	1 Story - 2276	Right
134	Included		Left
135	Included		Right
138	\$ 6,000	2 Story	Right
139	\$ 7,000	2 Story	Left
140	\$ 8,000	1 Story - 2276	Right
141	\$ 5,000	1 Story	Left
142	\$ 7,000	1 Story - 2276	Right
143	\$ 8,000	1 Story - 2276	Left
144	\$ 7,000	1 Story - 2276	Right

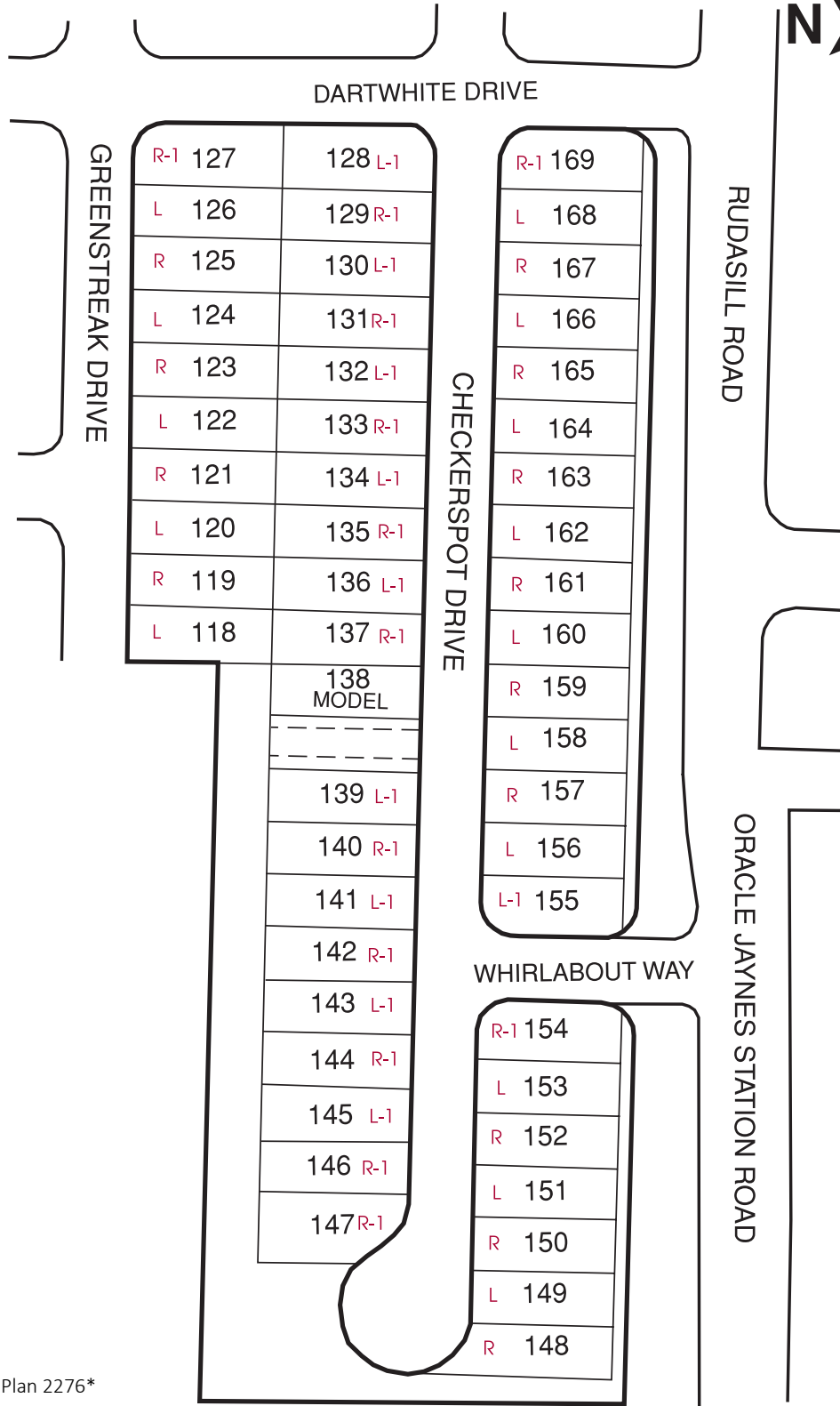
Home Site	Premium	Story's	Garage
145	\$ 8,000	1 Story - 2276	Left
146	\$ 6,000	1 Story - 2276	Right
147	\$ 5,000	1 Story - 2276	Right
148	\$ 10,000	1 or 2 Story	Right
149	\$ 5,000	1 or 2 Story	Left
150	\$ 3,000	1 or 2 Story	Right
151	\$ 2,000	1 or 2 Story	Left
152	\$ 3,000	1 or 2 Story	Right
153	\$ 4,000	1 Story	Left
154	\$ 5,000	1 Story	Right
155	\$ 5,000	1 Story	Left
156	\$ -	1 Story	Left
157	\$ -	1 or 2 Story	Right
158	\$ -	1 or 2 Story	Left
159	\$ 3,000	1 or 2 Story	Right
160	\$ 3,000	1 or 2 Story	Left
161	\$ 5,000	1 or 2 Story	Right
162	\$ 5,000	1 or 2 Story	Left
163	\$ 5,000	1 or 2 Story	Right
164	\$ -	1 or 2 Story	Left
165	\$ 3,000	1 or 2 Story	Right
166	\$ 4,000	1 or 2 Story	Left
167	\$ 5,000	1 or 2 Story	Right
168	\$ 5,000	1 Story	Left
169	\$ 2,000	1 Story	Right

Elevations

Plan	Elevation 1	Elevation 2	Elevation 3
1375	\$ 190,900	\$ 187,900	\$ 188,900
1700	\$ 202,900	\$ 197,900	\$ 198,900
1742	\$ 201,900	\$ 201,900	\$ 201,900
2046	\$ 216,900	\$ 216,900	\$ 216,900
2276	\$ 225,900	\$ 226,900	\$ 227,900

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SITE PLAN



- Current Phase
- Future Phase
- L Garage Left
- R Garage Right
- 1 Single Story or Plan 2276*

*Single story home sites subject to change



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MARIPOSA TRAIL II

MODEL 1375



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer and rustic garage doors are optional on all plans

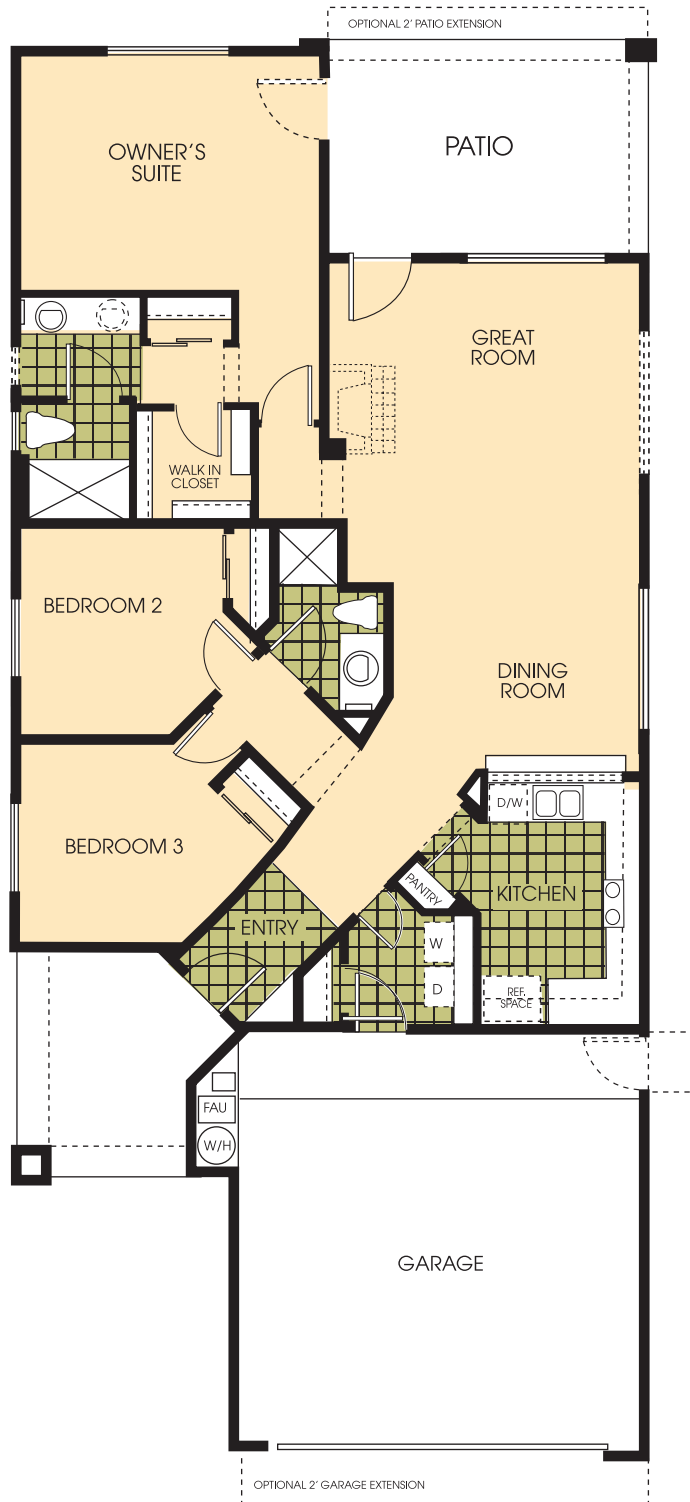


Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

MARIPOSA TRAIL II

MODEL 1375

1375 sq. ft. 3 Bedroom, 2 Baths, Great Room, Dining Room, Covered Patio, 2-Car Garage



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MARIPOSA TRAIL II

MODEL 1700



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer and rustic garage doors are optional on all plans



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MARIPOSA TRAIL II

MODEL 1700

1700 sq. ft. 3 Bedroom, 2 Baths, Great Room, Dining Room, Covered Patio, 2-Car Garage



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MARIPOSA TRAIL II

MODEL 1742



ELEVATION 1



ELEVATION 2



ELEVATION 3 *Stone veneer and rustic garage doors are optional on all plans*



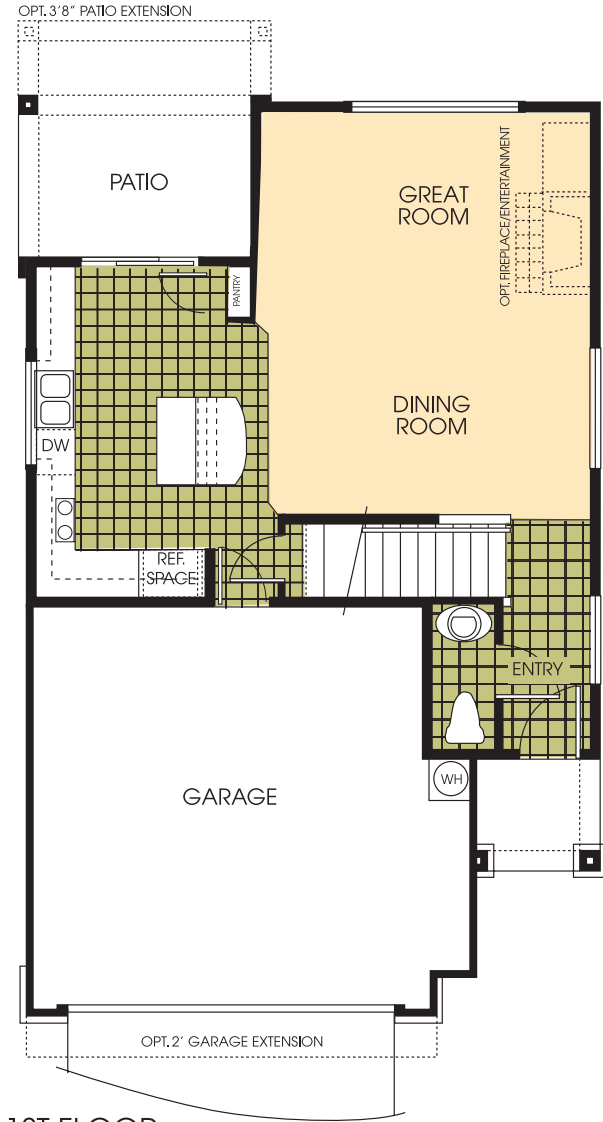
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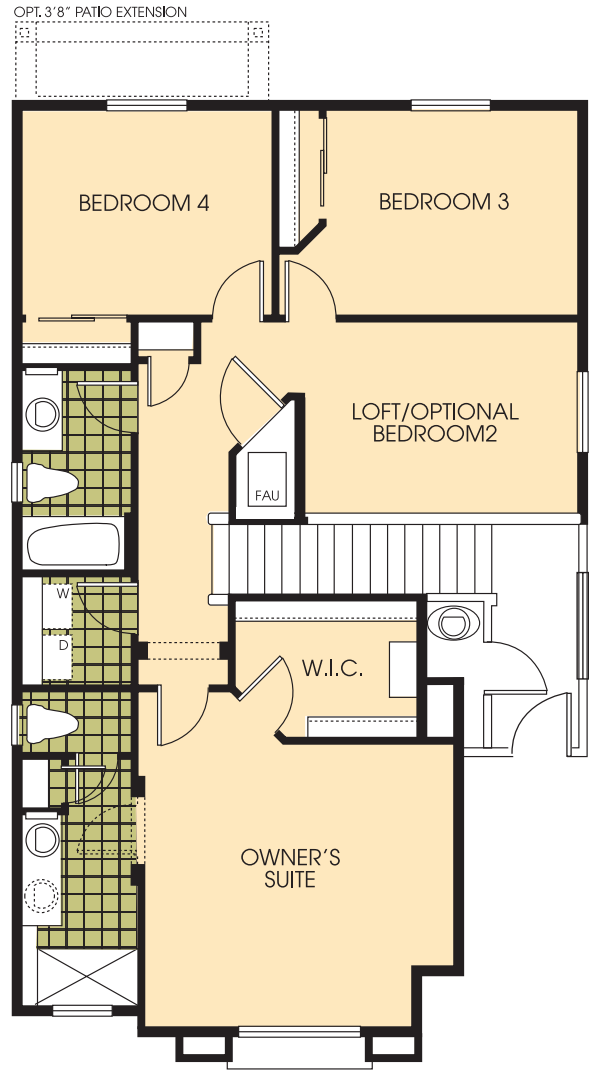
MARIPOSA TRAIL II

MODEL 1742

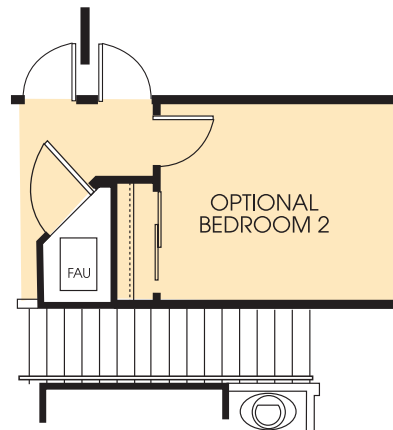
1742 sq. ft. 2 Story, 3 Bedroom, 2 1/2 Baths, Loft/Optional Bedroom 4, Great Room, Dining Room, Covered Patio, 2-Car Garage



1ST FLOOR



2ND FLOOR



OPTIONAL BEDROOM



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MARIPOSA TRAIL II

MODEL 2046



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer and rustic garage doors are optional on all plans



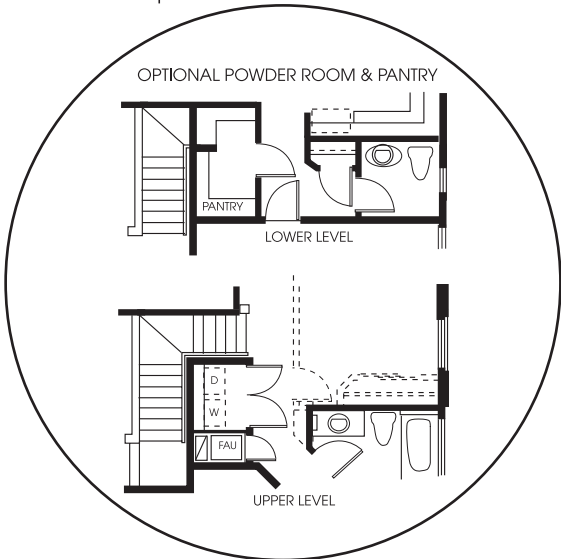
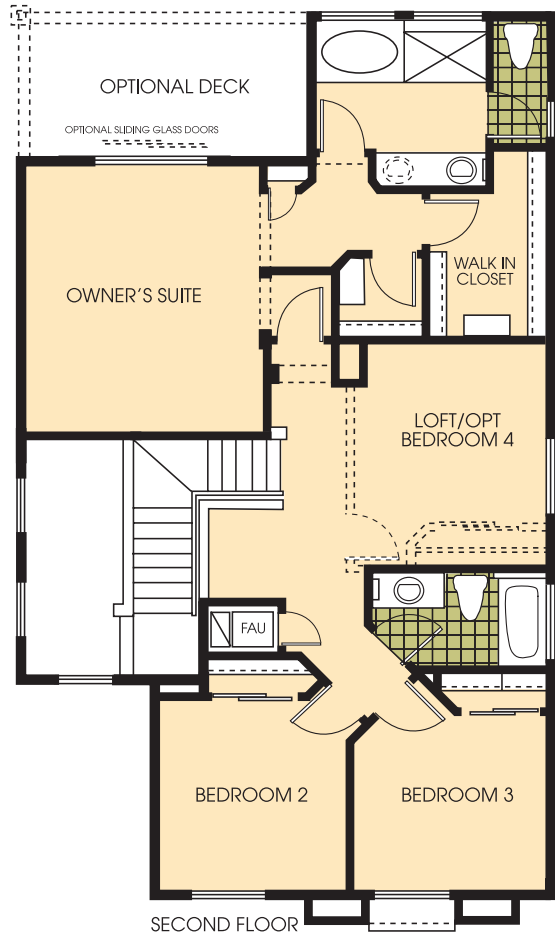
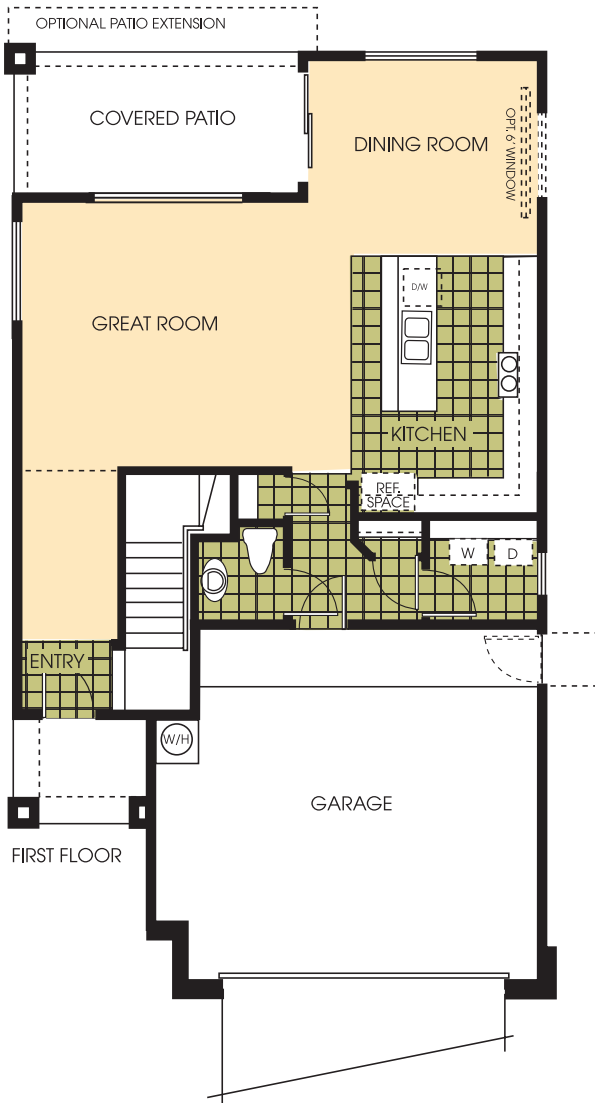
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MARIPOSA TRAIL II

MODEL 2046

2046 sq. ft. 3 Bedroom, 2 1/2 Baths, Great Room, Dining Room, Loft/Optional Bedroom 4, Covered Patio, 2-Car Garage



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MARIPOSA TRAIL II

MODEL 2276



ELEVATION 1



ELEVATION 2



ELEVATION 3 *Stone veneer and rustic garage doors are optional on all plans*



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MARIPOSA TRAIL II

MODEL 2276

2276 sq. ft. 2 Story, 3 Bedroom, 2 1/2 Baths, Den/Optional Bedroom 4, Great Room, Dining Room, Covered Patio, 2-Car Garage



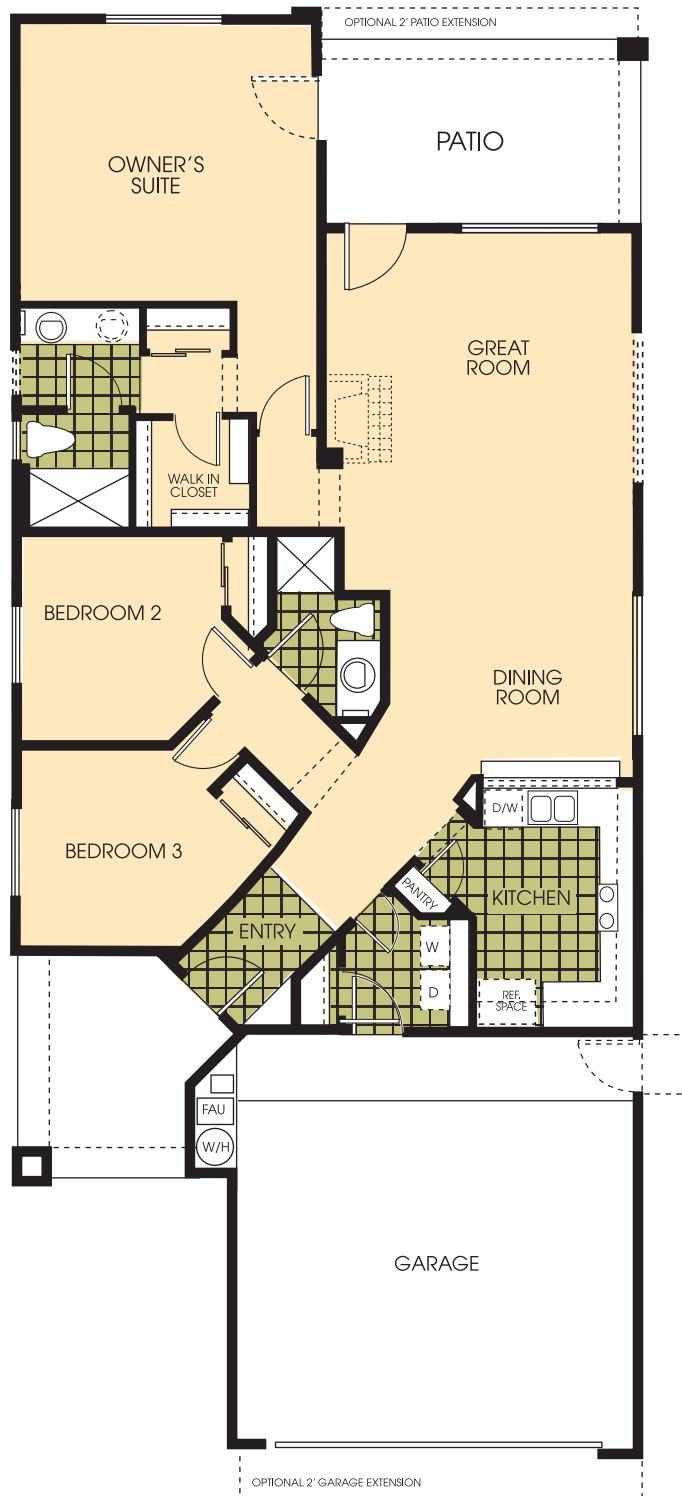
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MARIPOSA TRAIL II

MODEL 1375 WITH OPTIONAL 2' EXTENSION 1439 SF

1439 sq. ft. 3 Bedroom, 2 Baths, Great Room, Dining Room, Covered Patio, 2-Car Garage

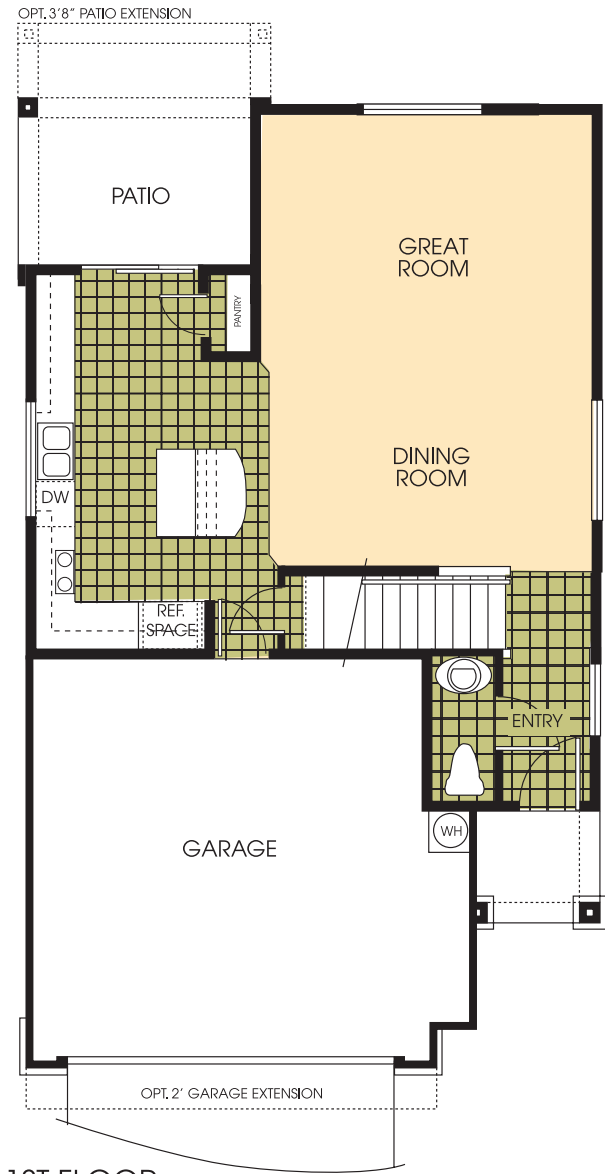


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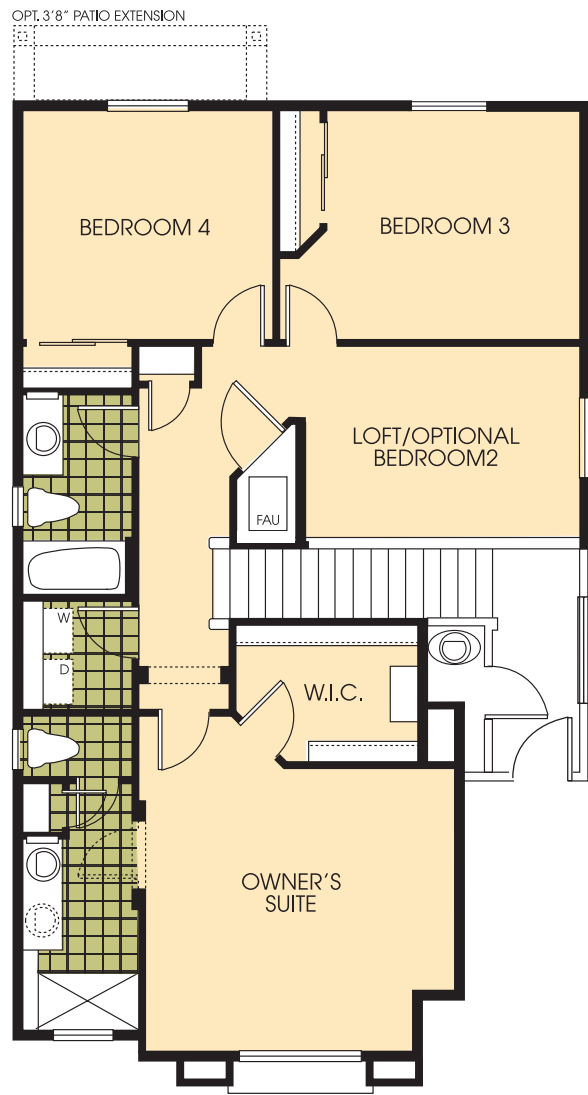
MARIPOSA TRAIL II

MODEL 1742 WITH OPTIONAL 2' EXTENSION 1854 SF

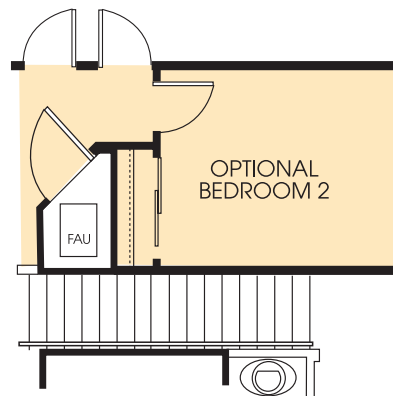
1854 sq. ft. 2 Story, 3 Bedroom, 2 1/2 Baths, Loft/Optional Bedroom 2, Great Room, Dining Room, Covered Patio, 2-Car Garage



1ST FLOOR



2ND FLOOR



OPTIONAL BEDROOM



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