



A.F. STERLING HOMES



Sterling Collection
RANCHO VIEJO



Luxury Outdoor Living in
an A. F. Sterling Home





Welcome Home
To
A. F. Sterling



Sterling Gourmet Kitchens



- ◆ Natural Slab Granite Counter Tops with Stainless Steel Under Mount Sink
- ◆ Cherry Cabinets with 42-Inch Uppers, Crown Molding And 4 Rollout Shelves (Per Pan)



ELECTROLUX

- ◆ Stainless Steel Appliances Package
- ◆ Stainless Steel Chimney Hood
- ◆ Full Height Pantry



Luxurious Owners Suite



- ◆ Glass Shower Enclosures With Sit Down Bench Seat (Per Plan)
- ◆ Ceramic Tile Tub Skirting and Shower Surrounds
- ◆ Picture Framed Vanity Mirrors



- ◆ Executive Height With Granite Tops With Under Mount Sinks
- ◆ Walk-In Closets
- ◆ And more...







A.F. STERLING HOMES
Sterling Collection at
Rancho Viejo

STERLING FEATURES

- ◆ Enhanced Air Quality System
- ◆ 2x6 Exterior Walls in Living Area
- ◆ Engineered Post Tension Concrete Slab
- ◆ Dual Pane Low-E Windows
- ◆ Handcrafted Interior Finish with Rounded Edges
- ◆ Exterior Elastomeric Paint
- ◆ Silica Sand Finish Stucco
- ◆ 5' Slump Block Rear Yard Allowance
- ◆ \$3,500 Driveway Allowance

MORE STERLING FEATURES

- ◆ 8-Foot Double Wooden Front Doors (Per Plan)
- ◆ **NEW!** Alder 8-Foot Interior Doors with Antique Nickel Lever Hardware
- ◆ **NEW!** Kerf Jamb (No Case, No Base)
- ◆ **NEW!** 42" Wood Burning Fireplace with Gas Stub with Gas Logs and Glass Doors (Per Plan)
- ◆ **NEW!** 18" Porcelain Tile Flooring Throughout Home with Carpet in all Bedrooms
- ◆ Ceramic Tile Bath and Shower Surrounds
- ◆ Skylight in Kitchen (Per Plan)
- ◆ Pre-Wired for Satellite with (5) Speaker Surround
- ◆ Pre-Wired for Category 5 Wire (5) Telephone, (5) Cable TV, (5) Ceiling Fan
- ◆ Pre-Wired for Security System
- ◆ Rocker Light Switches
- ◆ Recessed Can Lights
- ◆ 3-Car Garages
- ◆ **NEW!** Granite Vanity Tops with Under Mount Sinks in all Bathrooms
- ◆ Cabinets Above Washer/Dryer and Base Cabinets in Laundry Room
- ◆ Choice of Exterior Paint Scheme and Roof Tile
- ◆ Covered Patio
- ◆ Media Centers
- ◆ **NEW!** Pre-Plumbed for Outdoor Kitchen
- ◆ **NEW!** Picture Framed in Powder Room (Per Plan)
- ◆ **NEW!** Fire Sprinklers

STERLING ENERGY SAVING FEATURES

- ◆ Energy Efficient Design & Construction
- ◆ Blown-in Cocoon Insulation at Roof Deck
- ◆ Gas Heat/13 SEER Air Conditioning
- ◆ Insulated R-19 Rated Walls in Living Space
- ◆ 50-Gallon Gas Water Heater
- ◆ Gas to Fireplace, Cook Top, Dryer and BBQ Stub

STERLING KITCHENS

- ◆ Natural Slab Granite Counter Tops
- ◆ 42-Inch Upper Cabinets with Crown Molding
- ◆ **NEW!** Cherry Cabinets
- ◆ Under-mount Stainless Steel Sink
- ◆ **NEW!** ELECTROLUX STAINLESS STEEL APPLIANCES Wall Oven and Microwave, 5 Burner Gas Cook Top, Stainless Steel Hood with Cover (Per Plan), Dish-washer
- ◆ Upgraded Disposal 1/2 HP
- ◆ Plumbing for Icemaker
- ◆ Full Height Pantry
- ◆ **NEW!** 4 Light Preps with Switch at Breakfast Bar
- ◆ **NEW!** 4 Rollouts (Per Kitchen)

STERLING LUXURIOUS OWNER'S SUITES

- ◆ Glass Block Shower Enclosures (Per Plan)
- ◆ Ceramic Tile Tubs and Shower Surrounds
- ◆ **NEW!** Picture Framed Vanity Mirrors
- ◆ Executive Height Vanities
- ◆ Double Lever Faucets
- ◆ Walk-In Closets
- ◆ **NEW!** Granite Vanity Tops with Under Mount Sinks
- ◆ **NEW!** Sit Down Bench at Shower (Per Plan)

STERLING OPTIONAL FEATURES

- ◆ Oil Rubbed Bronze Package (Door Trim, Lighting & Plumbing)
- ◆ Security System
- ◆ Block Wall
- ◆ Courtyards
- ◆ Built In Vacuum System
- ◆ Whirlpool Bathtub
- ◆ Window Coverings
- ◆ Upgraded Flooring
- ◆ Upgraded Plumbing Fixtures
- ◆ Upgraded Appliances
- ◆ Upgraded Cabinets and Counter Tops
- ◆ Upgraded Insulation
- ◆ Extended Patios
- ◆ Laundry Sinks
- ◆ Additional Fireplace (Per Plan)
- ◆ Wood/Metal Clad Windows
- ◆ Audio/Visual Upgrades
- ◆ Front Yard Landscaping Packages with Automatic Drip Irrigation Systems and Timer

*All references to gas are subject to availability



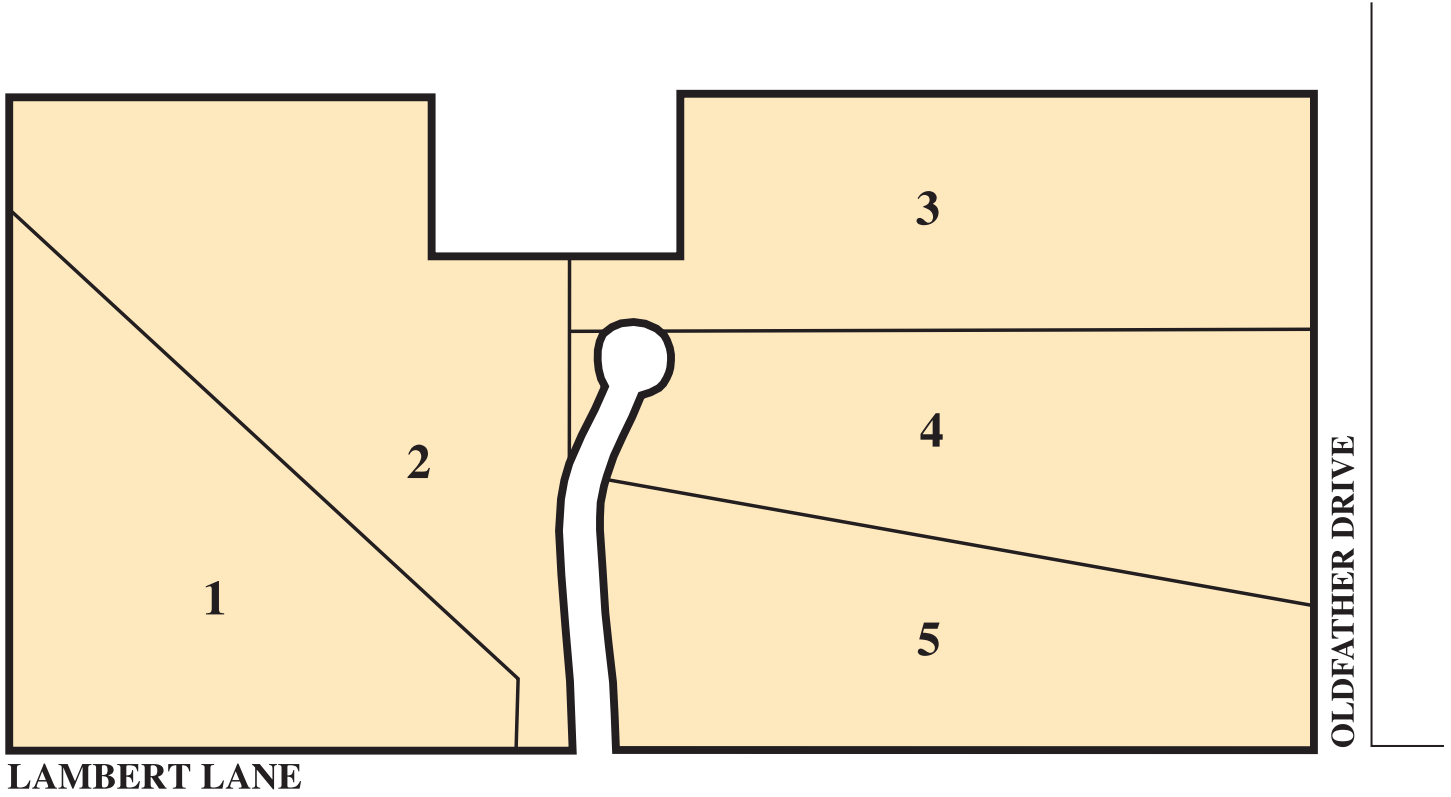
A.F. STERLING HOMES

Sterling Collection at Rancho Viejo

PLAN	DESCRIPTION	S.F.	PRICE
2586	3 Bedroom, Den, Great Room, Dining Room Covered Patio, Jack & Jill Bathrooms, Optional Bar & Computer Room, 2.5 Baths, 3-CAR GARAGE	2586	\$524,990 (All Elevation)
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	\$539,990 (All Elevation)
3052	3 Bedroom, Great Room, Formal Dining Room Covered Patio, Nook, Den or Optional 4 th Bedroom, 3 Baths, 3-CAR GARAGE	3052	\$549,990 (All Elevation)
3146	3 Bedroom, Great Room, Den, Home Center, Flex Room Covered Patio, Dining Room, Optional Casita, Optional 4 th Bedroom ILO Den, 3.5 Baths, 3-CAR GARAGE	3146	\$551,990 (All Elevation)
3340	3 Bedroom, Great Room, Den, Dining Room, Flex Room, Home Center Covered Patio, Optional Generation Suite, Optional 4 th Bedroom ILO Den, 2.5 Baths, 3-CAR GARAGE	3340	\$564,990 (All Elevation)
3541	4 Bedroom, Living Room, Family Room, Dining Room Covered Patio, Jack & Jill Bathrooms, Breakfast Nook, Optional Den ILO 4 th Bedroom, 3.5 Baths, 3-CAR GARAGE	3541	\$584,990 (All Elevation)
3811	3 Bedroom, Formal Living Room, Family Room Covered Patio, Formal Dining Room, Nook, Optional 4 th Bedroom, 3.5 Baths, Side Entry 3-CAR GARAGE	3811	\$607,990 (All Elevation)
4334	4 Bedroom, Great Room, Game Room, Library Covered Patio, Formal Dining Room, Nook, Optional Den, 4.5 Baths, Side Entry 3-CAR GARAGE	4334	\$644,990 (All Elevation)

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

RANCHO VIEJO SITE PLAN



A.F. STERLING

CUSTOM DIVISION

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.

CUSTOM DIVISION

MODEL 2586

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



A.F. STERLING

CUSTOM DIVISION

MODEL 2893



ELEVATION 1



ELEVATION 2



ELEVATION 3

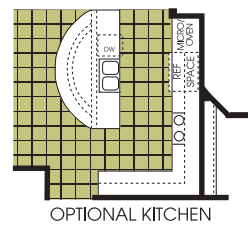
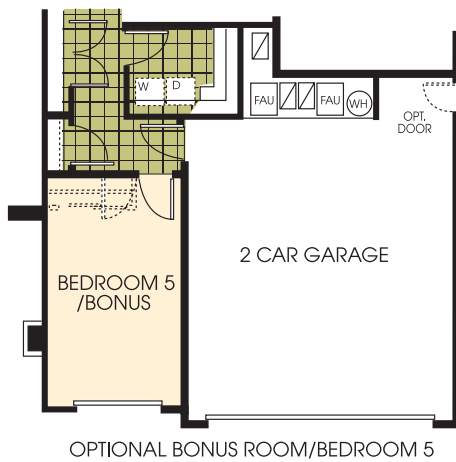
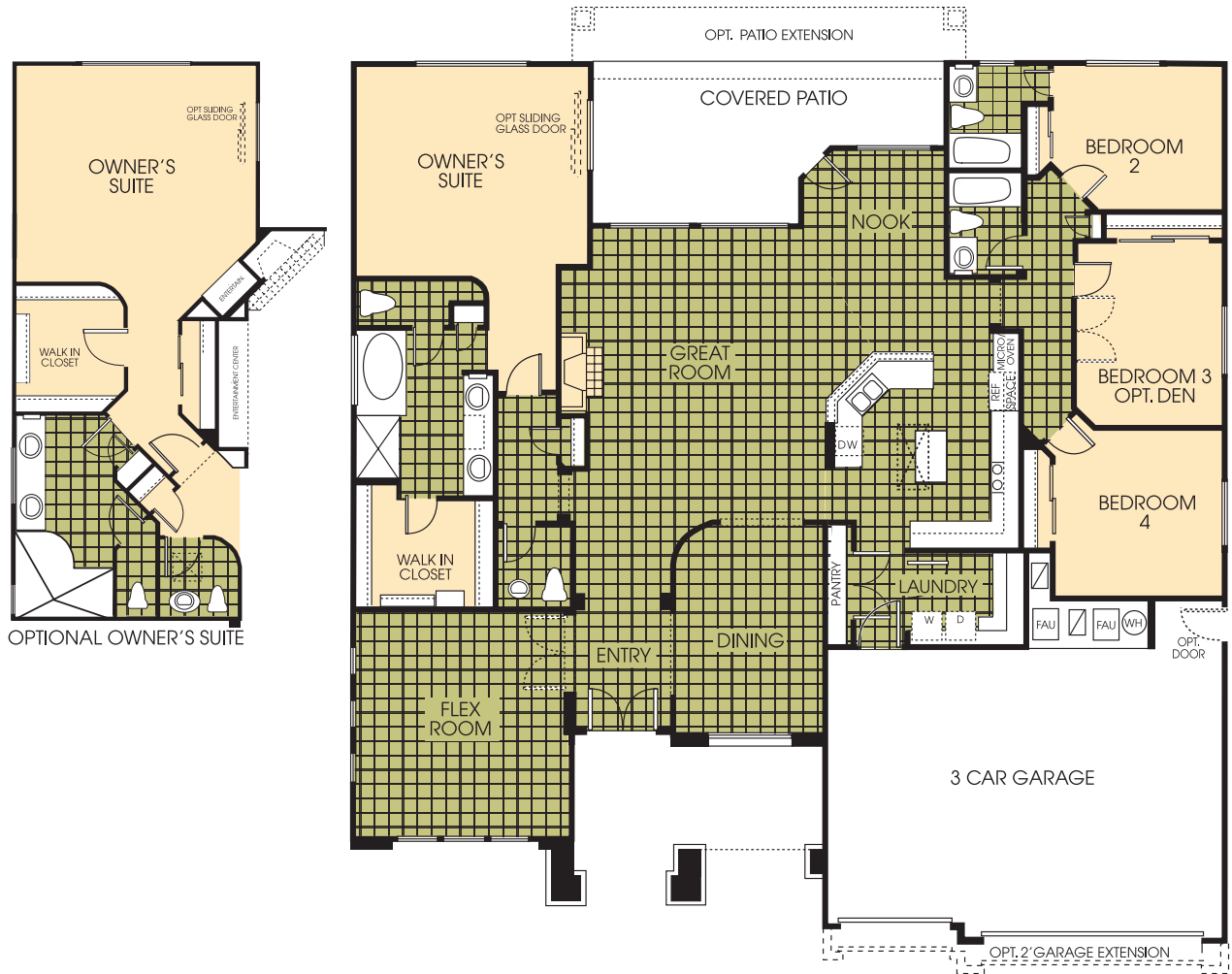


Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

CUSTOM DIVISION

MODEL 2893

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



A.F. STERLING

CUSTOM DIVISION

MODEL 3052



ELEVATION 1



ELEVATION 2



ELEVATION 3



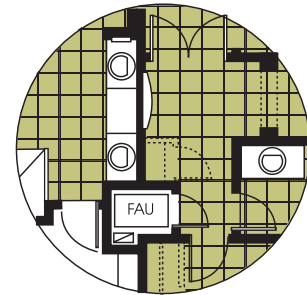
Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

CUSTOM DIVISION MODEL 3052

3052 sq. ft. 3 Bedroom, 3 Baths, Great Room, Dining Room, Nook, Den or Optional 4th Bedroom, Covered Patio, 3-Car Garage (Alternate plan available see Sales Associate)



3052 ALTERNATE PLAN AVAILABLE



FAU AT ELEVATION 3



CUSTOM DIVISION

MODEL 3052 ALTERNATE



ELEVATION 1



ELEVATION 2



ELEVATION 3



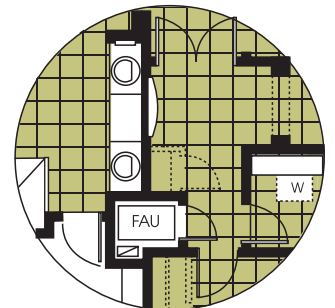
Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

CUSTOM DIVISION

MODEL 3052

(ALTERNATE PLAN)

3052 sq. ft. 3 Bedroom, 3 Baths, Great Room, Dining Room, Nook, Den or Optional 4th Bedroom, Covered Patio, 3-Car Garage (Alternate plan available see Sales Associate)



FAU AT ELEVATION 3



CUSTOM DIVISION

MODEL 3146



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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

CUSTOM DIVISION

MODEL 3146

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



A.F. STERLING

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

4/14/14

CUSTOM DIVISION

MODEL 3340



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Stone veneer and pavers are optional on all plans.



CUSTOM DIVISION

MODEL 3340

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



A.F. STERLING

CUSTOM DIVISION

MODEL 3541



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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

CUSTOM DIVISION

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 3811



ELEVATION ONE



ELEVATION TWO



ELEVATION ONE



A.F. STERLING

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

CUSTOM DIVISION

MODEL 3811

3811 sq. ft. 3 Bedroom, 3 1/2 Baths, Living Room, Family Room, Dining Room, Nook, Den or Optional 4th Bedroom, Covered Patio, Side Entry 3-car Garage



A.F. STERLING

CUSTOM DIVISION

MODEL 4334



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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

CUSTOM DIVISION

MODEL 4334

4334 sq. ft. 4 Bedroom, 4 Baths, Great Room, Library, Dining Room, Nook, Game Room, Covered Patio, Side Entry 3-Car Garage



A.F. STERLING

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

4/14/14

