



A.F. STERLING HOMES



*Signature Homes*

On Your Land



A.F. STERLING HOMES

## Signature Homes On Your Land

Plan	Description	S.F.	Base Price
2487	<b>3 Bedroom, Den, Great Room, Dining Room</b> Covered Patio, Jack & Jill Bathrooms, Optional Bar & Computer Room, 2.5 Baths, 3-CAR GARAGE	2487	\$299,990
2868	<b>4 Bedroom, Great Room, Flex Room</b> Covered Patio, Dining Room, Opt. Den, 3.5 Baths, 3-CAR GARAGE	2868	\$302,990
3052	<b>3 Bedroom, Great Room</b> Covered Patio, Formal Dining Room, Nook, Den or Optional 4 <sup>th</sup> Bedroom, 3 Baths, 3-CAR GARAGE	3052	\$327,990
3146	<b>3 Bedroom, Den, Great Room, Flex Room</b> Covered Patio, Dining Room, Computer Station, Optional Casita, Optional 4 <sup>th</sup> Bedroom ILO Den, 3.5 Baths, 3-CAR GARAGE	3146	\$328,990
3333	<b>4 Bedroom, Formal Living Room, Family Room</b> Covered Patio, Formal Dining Room, Nook, 3 Baths, Optional Den, Optional Media Room, 3-CAR GARAGE	3333	\$332,990
3541	<b>4 Bedroom, Formal Living Room, Family Room</b> Covered Patio, Formal Dining Room, Nook, Optional Den, 3.5 Baths, 3-CAR GARAGE	3541	\$360,990
3583	<b>3 Bedroom, Great Room</b> Covered Patio, Formal Dining Room, Nook, Butler's Pantry, 3.5 Baths, Optional Casita, Optional 4 <sup>th</sup> Bedroom, 3-CAR GARAGE	3583	\$391,990
3811	<b>3 Bedroom, Formal Living Room, Family Room</b> Covered Patio, Formal Dining Room, Nook, Optional 4 <sup>th</sup> Bedroom, 3.5 Baths, Side Entry 3-CAR GARAGE	3811	\$388,990
4334	<b>4 Bedroom, Great Room, Game Room, Library</b> Covered Patio, Formal Dining Room, Nook, Optional Den, 4.5 Baths, Side Entry 3-CAR GARAGE	4334	\$420,990
4547	<b>4 Bedroom, Formal Living Room, Family Room, Game Room</b> Covered Patio, Formal Dining Room, Nook, Den or Optional 5 <sup>th</sup> Bedroom, 3.5 Baths, 3-CAR GARAGE, Optional 4 Car Garage	4547	\$421,990

In an effort to continually develop superior building methods and materials, we reserve the right to modify home plans, specifications, materials and prices without notice.

For a brochure or additional information please contact **Todd Glick** at 520-577-600 or by email: [Todd@AFSterling.com](mailto:Todd@AFSterling.com)  
To view our current home plans please go to [AFSterling.com](http://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



## A.F. STERLING HOMES

# Custom *Sterling* Feature On Your Land

### 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
- ◆ \$8,000 Septic/Sewer Hook-up 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)
- ◆ Ceramic Floor Tile in Entry, Kitchen, Kitchen Nook, Guests Baths, Owner's Suite Bath, and Laundry
- ◆ 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

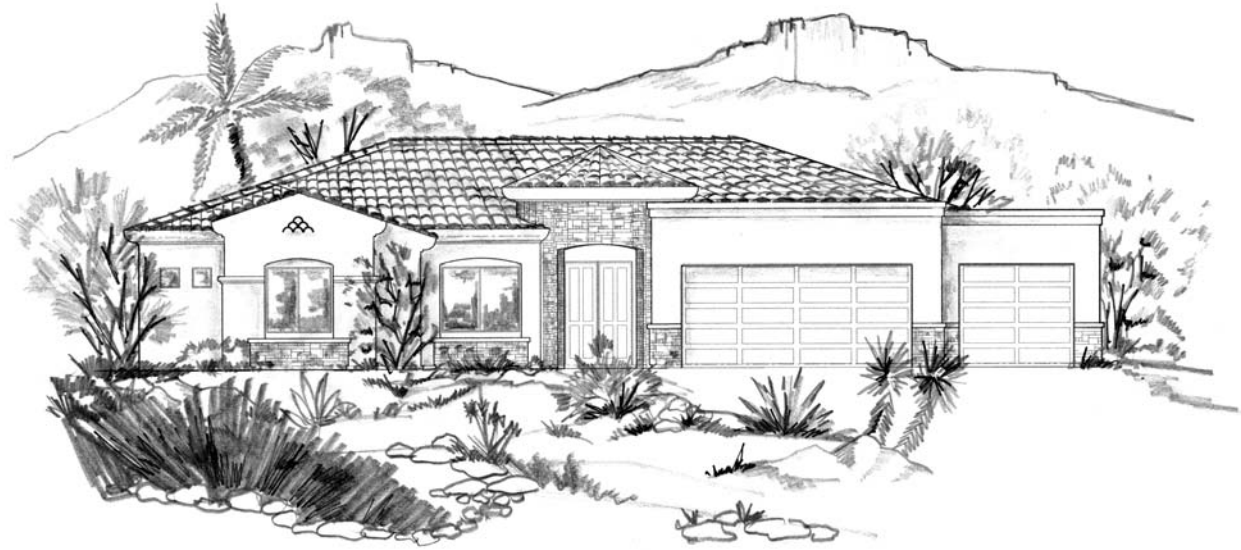
7-23-2012

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# MODEL 2487

2487 sq. ft. 3 Bedroom, Den, 2 1/2 Bath, Great Room, Dining Room



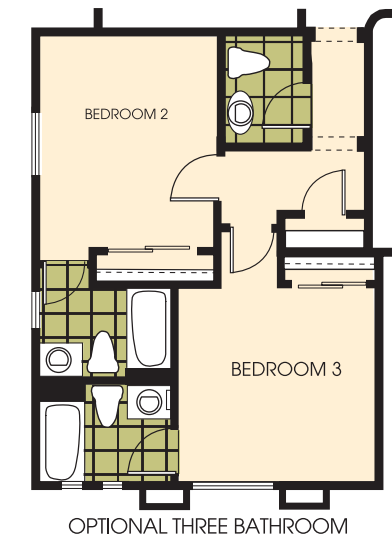
ELEVATION ONE



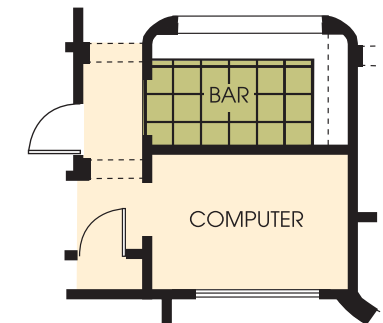
ELEVATION TWO



ELEVATION THREE



OPTIONAL THREE BATHROOM



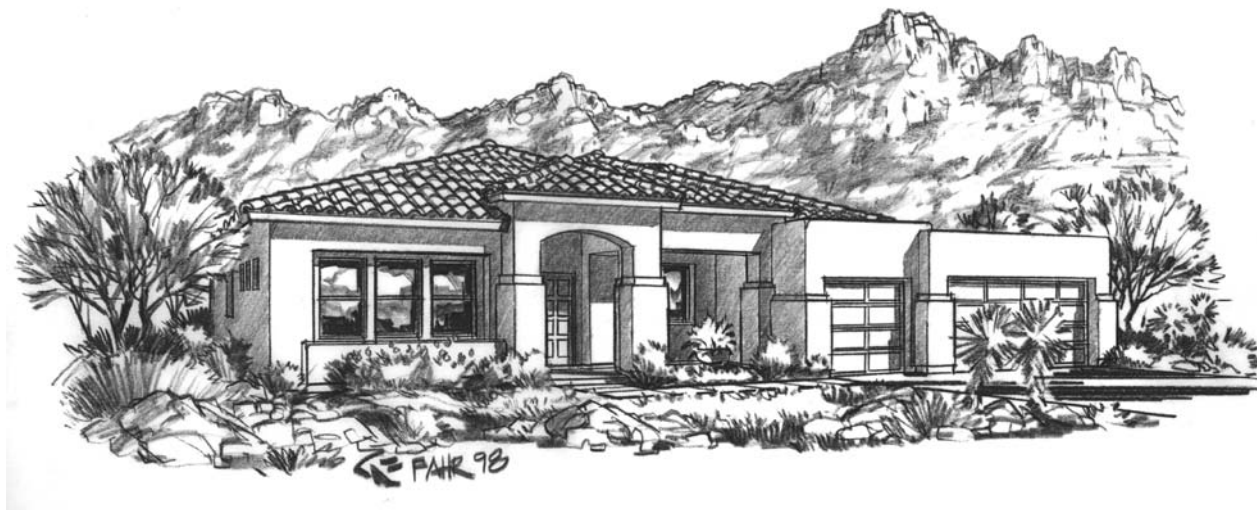
OPTIONAL BAR/COMPUTER



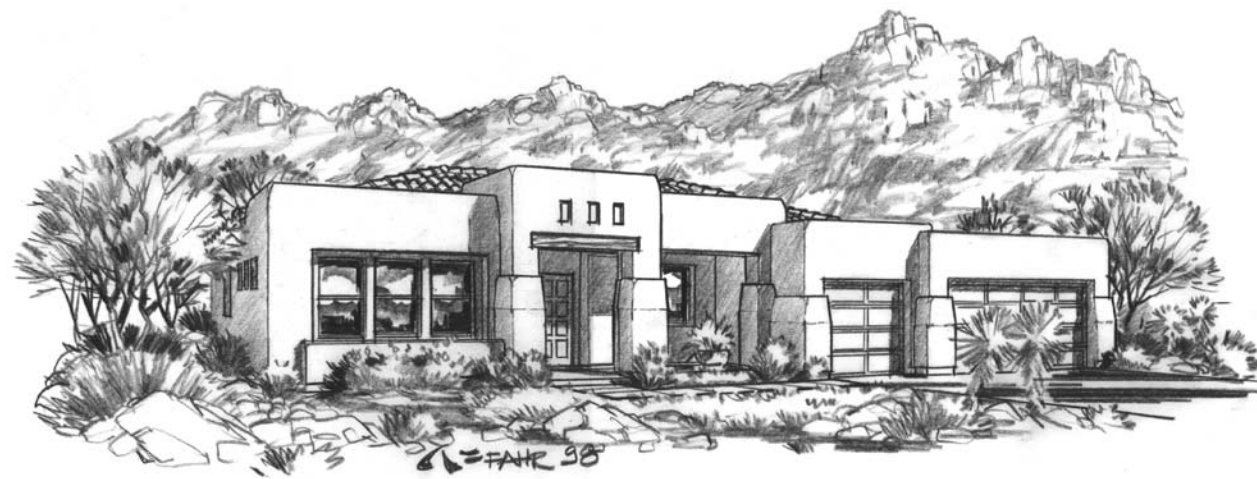
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# MODEL 2868

2868 sq. ft. 4 Bedroom, 3 1/2 Baths, Living Room, Dining Room, Family Room, Nook



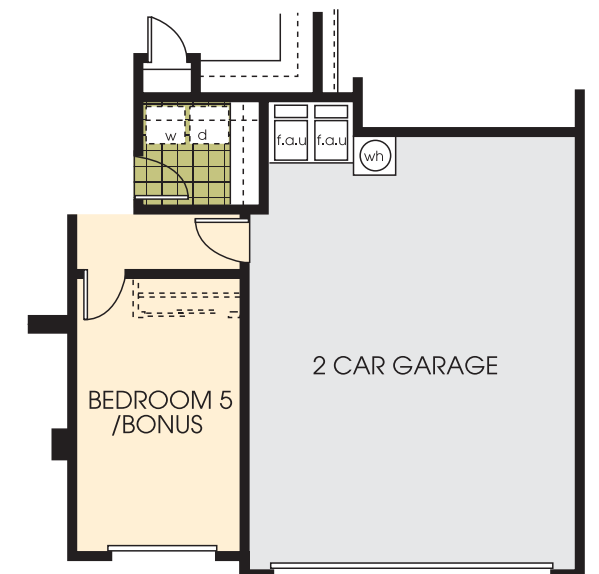
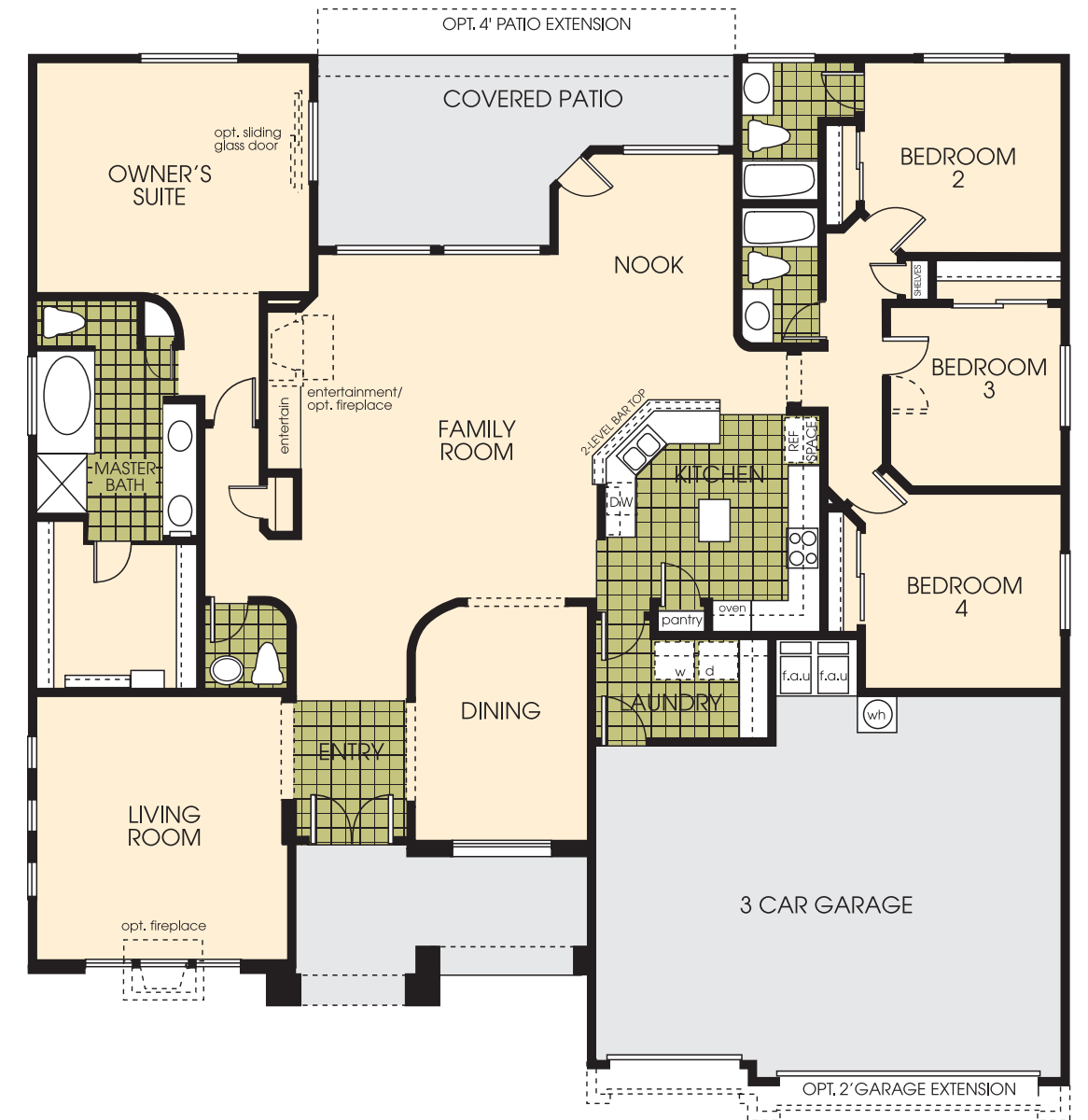
ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



OPT. BEDROOM 5/BONUS



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

# MODEL 3052

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



ELEVATION ONE



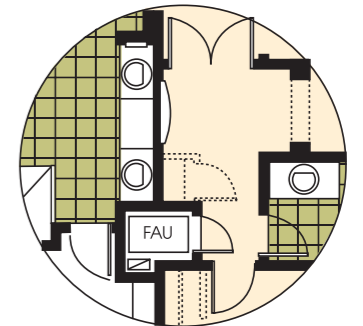
ELEVATION TWO



ELEVATION THREE  
Courtyard not included in base price.



3052 ALTERNATE PLAN AVAILABLE



FAU AT ELEVATION 3



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# MODEL 3052 ALTERNATE PLAN

3052 sq. ft. 3 Bedroom w/Den, 3 Bath, Great Room, Nookk



ELEVATION ONE

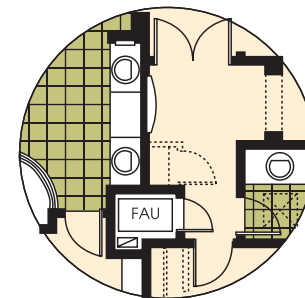


ELEVATION TWO



ELEVATION THREE

Courtyard not included in base price.



FAU AT ELEVATION 3



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# MODEL 3146

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



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



A.F. STERLING

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# MODEL 3333

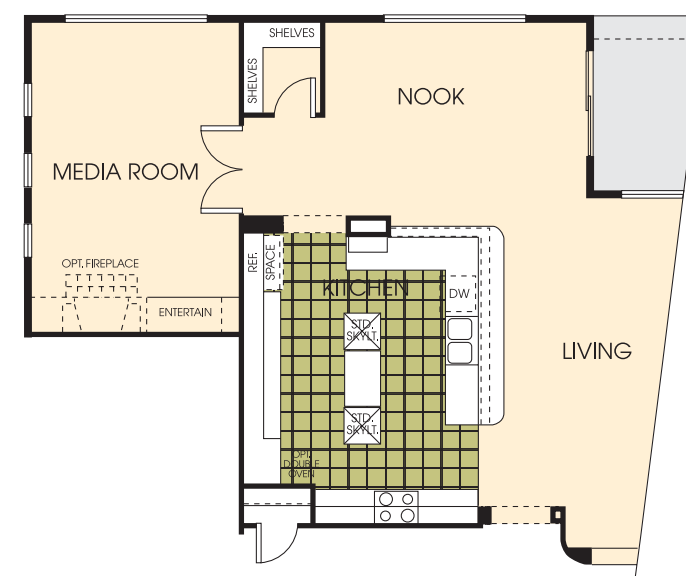
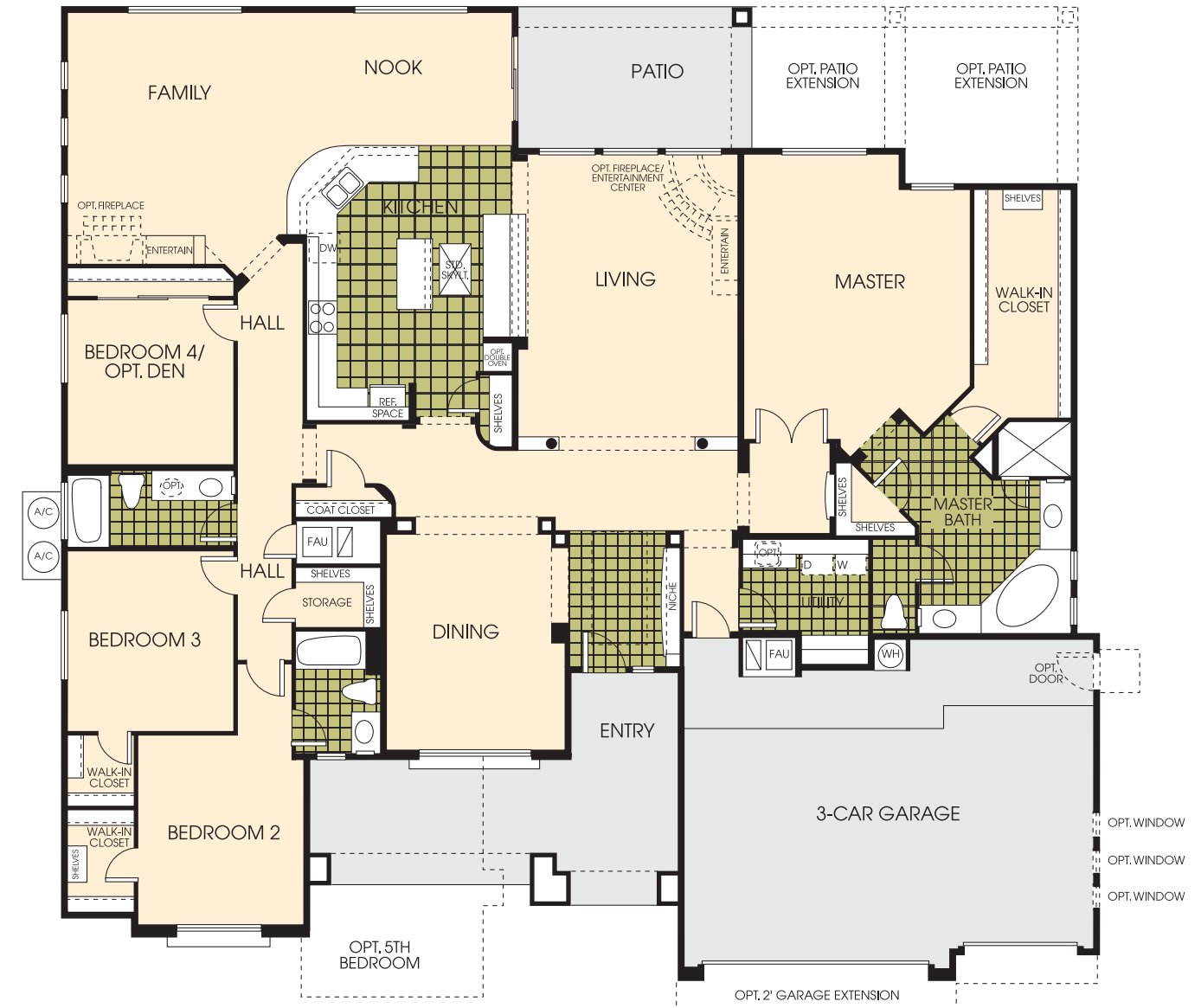
3333 sq. ft. 4 Bedroom, Living Room, Dining Room, Family Room, 3 Bath, Nook



ELEVATION ONE



ELEVATION TWO



OPTIONAL MEDIA ROOM



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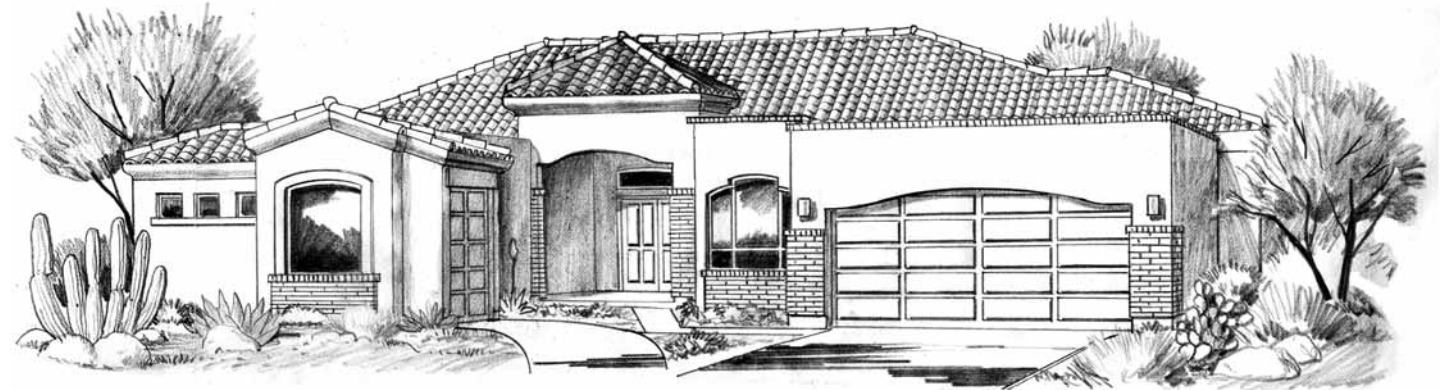


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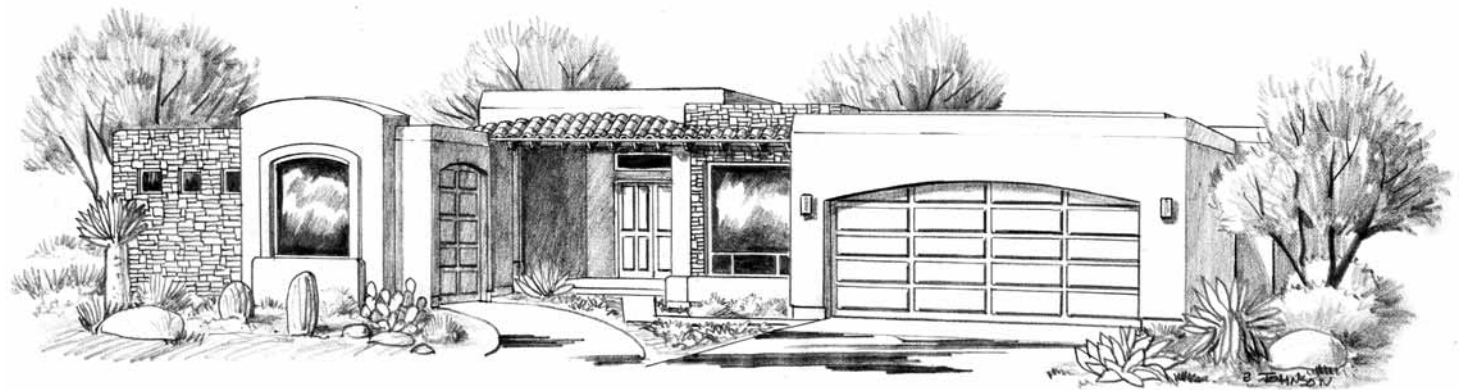
3583 sq. ft. 3 Bedroom w/Den, 3 1/2 Bath, Great Room, Dining Room, Nook, Bar, Butler Pantry



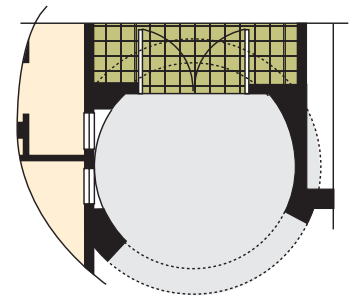
ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



ENTRY AT ELEVATION 1



A.F. STERLING

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# MODEL 3811

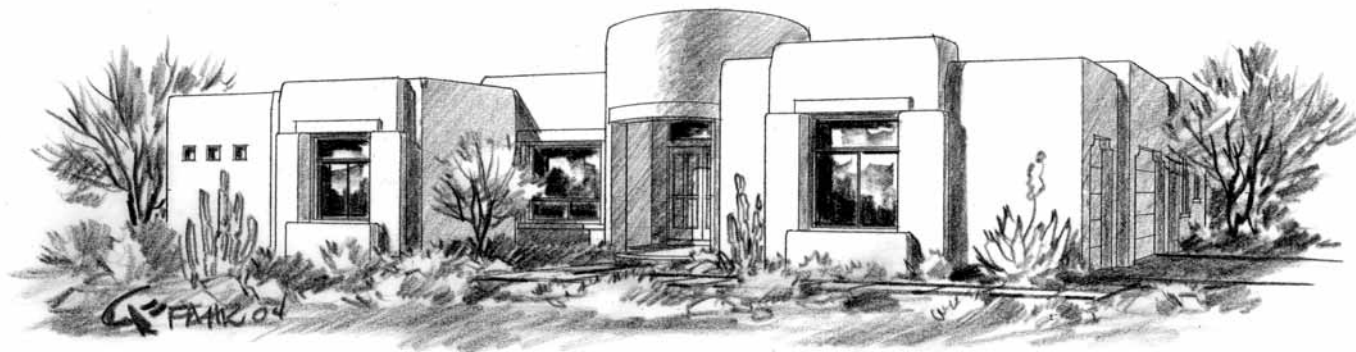
3811 sq. ft. 3 Bedroom w/Den, 3 1/2 Bath, Living Room, Dining Room, Family Room, Nook



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

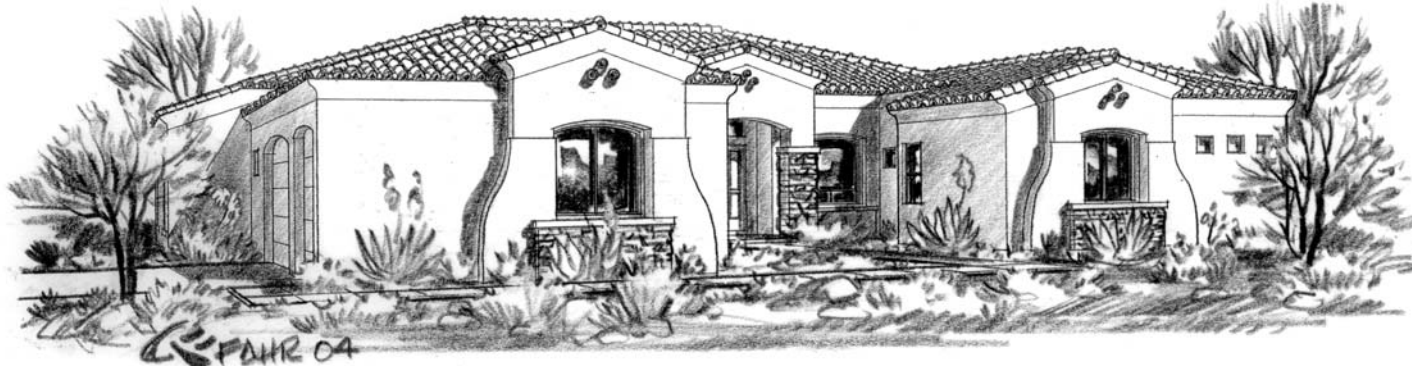


A.F. STERLING

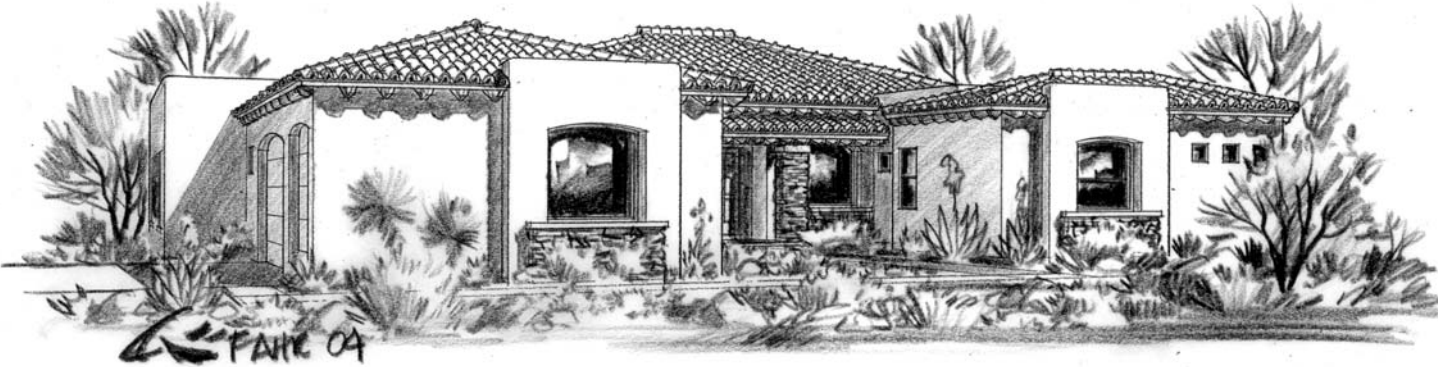
Floorplans are artist's conceptions. Actual construction may vary. Interior architectural features may vary depending on exterior design.

# MODEL 4334

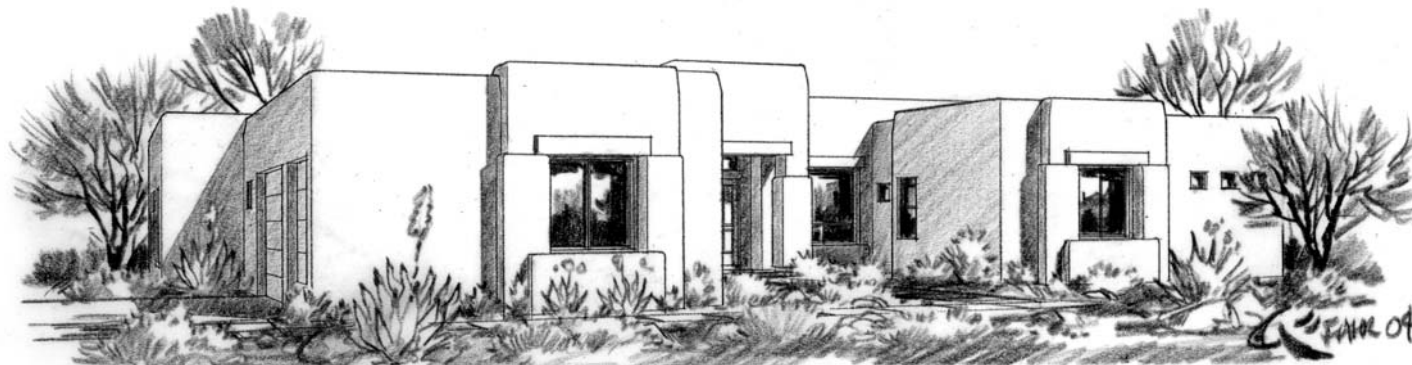
4334 sq. ft. 4 Bedroom, Great Room, Library, Dining Room, Covered Patio, Nook, Game Room,  
4 1/2 Baths, Side Entry 3-Car Garage



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



A.F. STERLING

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# MODEL 4547

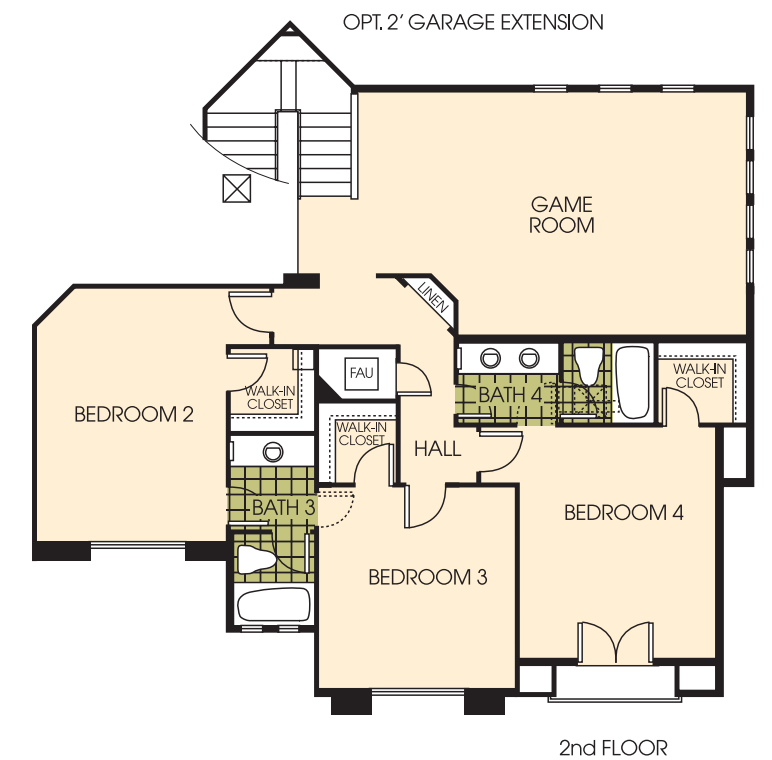
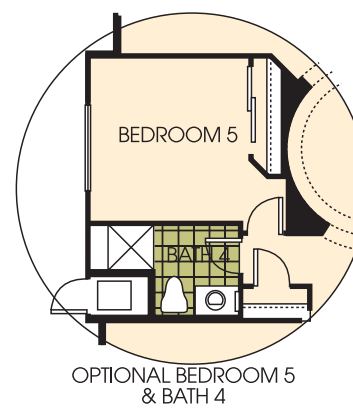
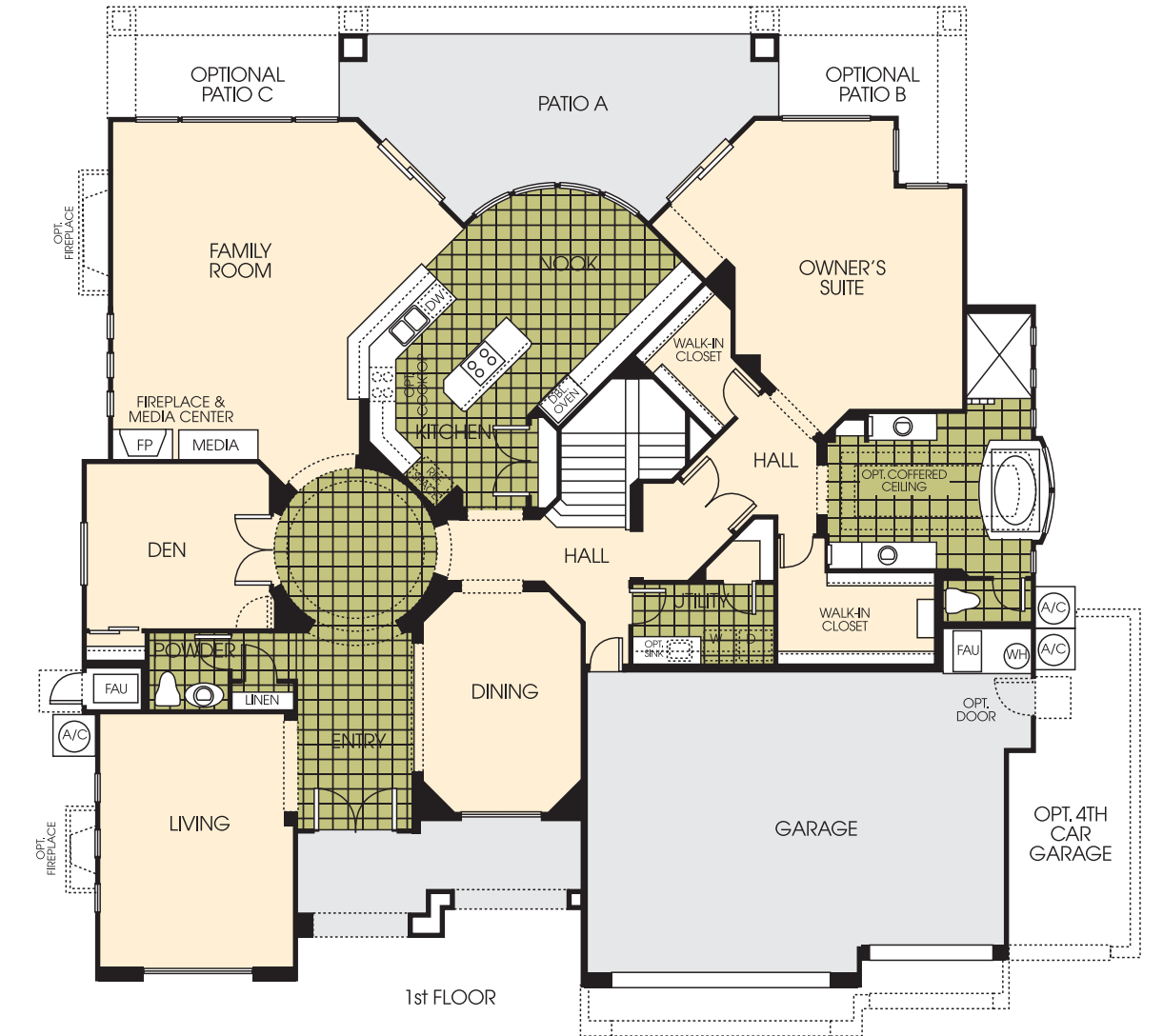
4547 sq. ft. 4 Bedroom, Den, 3 1/2 Bath, Living Room, Dining Room, Family Room, Nook, Game



ELEVATION ONE



ELEVATION TWO



A.F. STERLING

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