



A.F. STERLING HOMES

A. F. Sterling Custom Homes Division

We Build our Plans on Your Lot

Building a new home can be a very stressful process. Building a custom home from scratch can be even more daunting and expensive. By using our luxury home plans and taking advantage of our construction team, trade contractors, and expertise, you not only save thousands of dollars, but you can also enjoy building your dream home!

FREE Home Site Evaluation

We will perform a free home site evaluation in order to establish a preliminary site work budget based upon topography, utilities, and orientation of the home. One of the biggest variables in the final cost of the home is the additional cost to develop your building site.

Customization and Design

The included features and floor plans of our homes have been established through years of refinement and designed to fit the needs of most of our home buyers. ***However, we can modify our plans to meet your particular needs.*** Another stressful part of the home process is decorating. So in order to help, we include three hours with a design professional. Our design team can help guide you with today's current trends or with a more traditional design that matches your lifestyle.

Reputation

We are proud to call Tucson our home, and have always strived to be the best homebuilder by not only providing quality and value, but also by standing behind our product. With over 27 years of experience, and five time recipient of the Southern Arizona Builder of the Year award, you can be assured that if you choose our team, we will work hard to earn your trust.



A.F. STERLING HOMES

A. F. Sterling Collection at COYOTE CREEK

PLAN	DESCRIPTION	S.F.	PRICE
2757	3 Bedroom, Den, 3 1/2 Bath, Great Room, Dining Room Covered Patio, Fireplace, Optional 4th Bedroom ILO Den, 3-CAR GARAGE	2757	\$357,900
3146	3 Bedroom, Den, 3 1/2 Bath, Great Room, Living Room, Dining Room, Home Center Covered Patio, Fireplace, Optional Casita, Optional 4 th Bedroom ILO Den, 3-CAR GARAGE Optional 4th Car Garage	3146	\$362,900
3270	4 Bedroom, 3 1/2 Bath, Great Room, Living Room, Dining Room, Covered Patio, Fireplace, Optional Multigenerational Suite ILO Living Room with Private Entry, 3-CAR GARAGE	3270	\$379,900

For a brochure or additional information please contact **Todd Glick** at 520-577-3600 or by email: todd@AFSterling.com

Please visit our web site at
www.afsterling.com

Click on Custom Homes then Custom Home Models for a complete list of available plans

Above pricing does not include COST OF HOME SITE OR HOME SITE PREPERATION, 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.



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

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

10/8/2015



A.F. STERLING HOMES

Sterling Collection at COYOTE CREEK

STERLING FEATURES

- ◆ 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
- ◆ Standard Septic System
- ◆ \$3,500 Driveway Allowance

MORE STERLING FEATURES

- ◆ 8-Foot Double Wooden Front Doors (Per Plan)
- ◆ Alder Stain Grade Interior Doors, 8-Foot 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
- ◆ **NEW!** Pre-Plumbed for Outdoor Kitchen
- ◆ **NEW!** Picture Framed Mirrors in Powder Room (Per Plan)
- ◆ **NEW!** Fire Sprinklers Per Plan and Fire District

STERLING ENERGY SAVING FEATURES

- ◆ **Energy Star** Rated for higher home efficiency
- ◆ Blown-in Cocoon Insulation at Roof Deck
- ◆ Gas Heat/14 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 Ice maker
- ◆ 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
- ◆ Landscaping Packages with Automatic Drip Irrigation Systems and Timer

*All references to gas are subject to availability

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

10/16/2015

CUSTOM DIVISION

MODEL 2757

2757 sq. ft. 3 Bedroom, Den, 3 1/2 Baths, Great Room, Dining Room, Covered Patio, Fireplace, Optional 4th Bedroom ILO Den, 3-Car Garage



A.F. STERLING

CUSTOM DIVISION

MODEL 2757



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



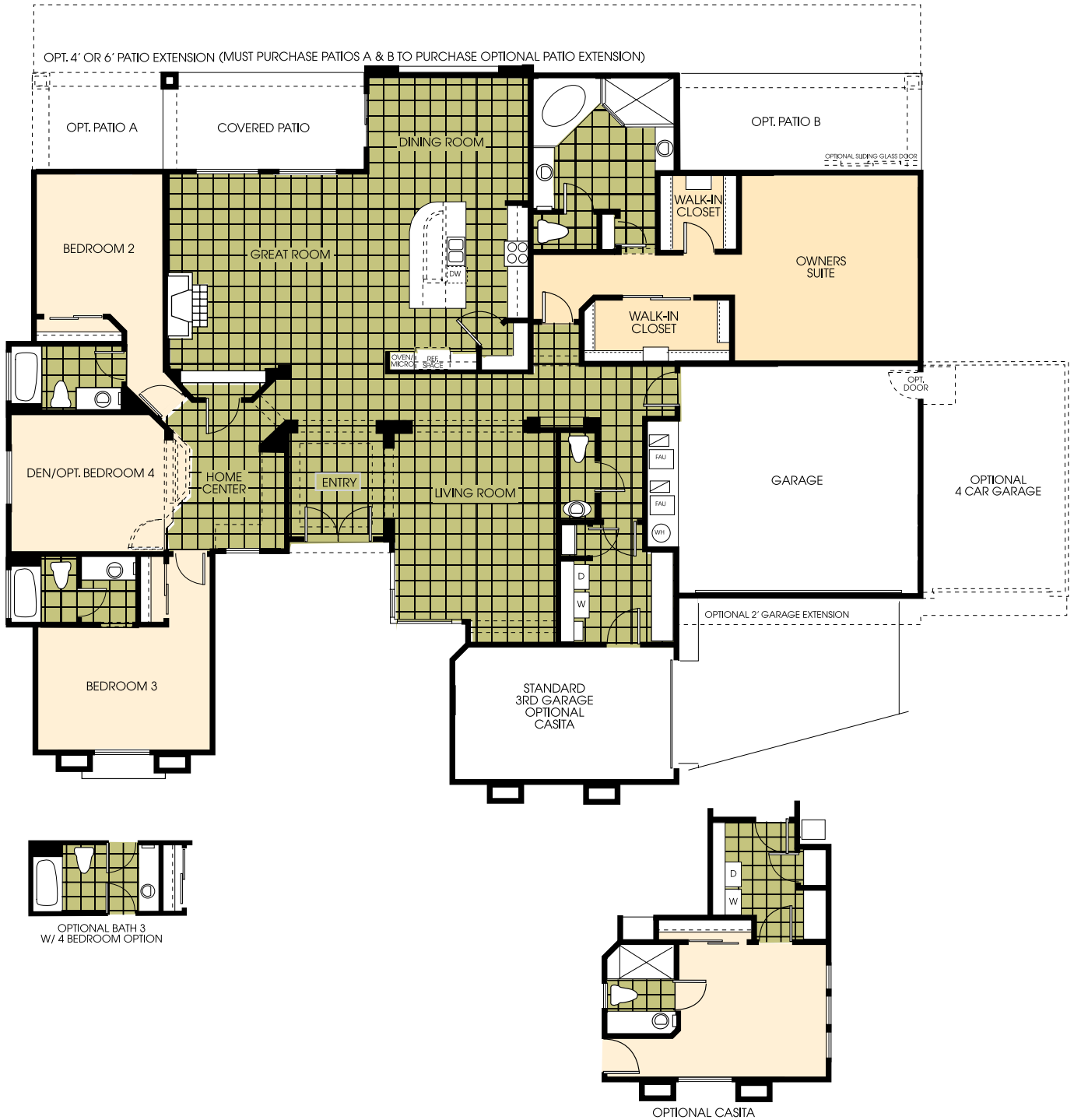
A.F. STERLING

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

CUSTOM DIVISION

MODEL 3146

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



A.F. STERLING

CUSTOM DIVISION

MODEL 3146



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

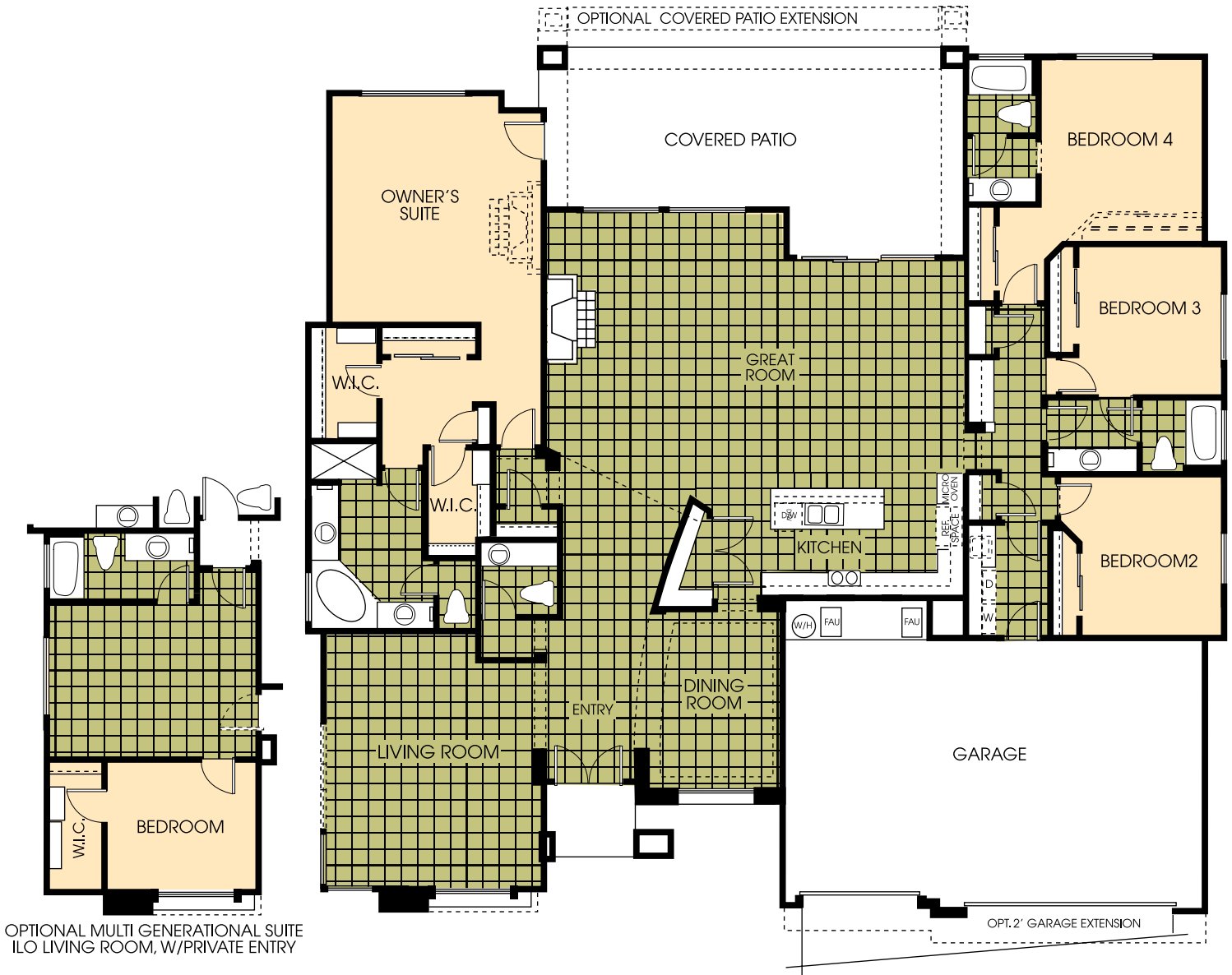


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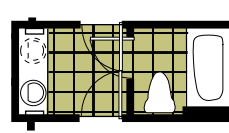
CUSTOM DIVISION

MODEL 3270

3270 sq. ft. 4 Bedroom, 3 1/2 Baths, Great Room, Living Room, Dining Room, Covered Patio, Fireplace, Optional Multi Generational Suite W/Private Entry, ILO Living Room, 3-Car Garage



OPTIONAL MULTI GENERATIONAL SUITE
ILO LIVING ROOM, W/PRIVATE ENTRY



OPTIONAL JACK & JILL BATH



A.F. STERLING

CUSTOM DIVISION

MODEL 3270



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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