



A.F. STERLING HOMES

MARIPOSA TRAIL II

PLAN	DESCRIPTION	S.F.	PRICE
1375	3 Bedroom, Great Room, Dining Room Covered Patio, 2 Baths, 2 -CAR GARAGE	1375	\$184,900 (Elevation 2)
1700	3 Bedroom, Great Room, Dining Room Covered Patio, 2 Baths, 2-CAR GARAGE	1700	\$194,900 (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	\$199,900 (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	\$224,900 (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 Mary or Rosa Maria 520-293-7455

Or by email at mariposatrail@afsterling.com

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





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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 Efficient Design & Construction
- ◆ Gas Heat

STERLING ENERGY SAVING FEATURES (CONTINUED)

- ◆ 13-SEER Air Conditioning System
- ◆ Cocoon Insulation 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: Heritage Oak or Classic Maple with 36-inch Uppers and Crown Molding
- ◆ Deluxe Frigidaire Appliances
- ◆ 1/3 Horse Power Badger 5 Garbage Disposal
- ◆ Full Height Pantry (per plan)

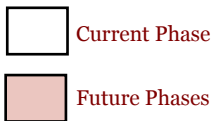
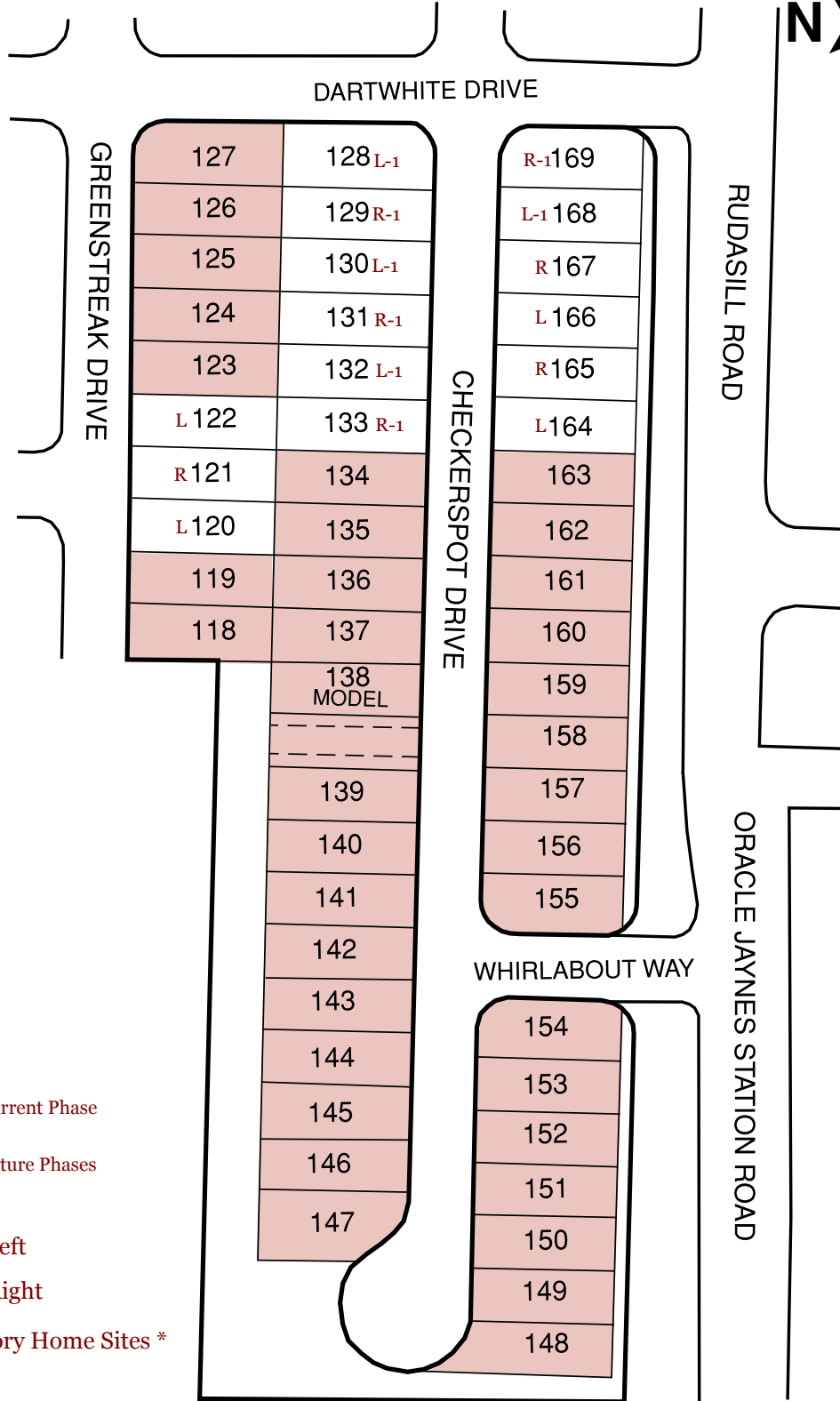
STERLING LUXURIOUS OWNER'S SUITE

- ◆ 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

SITE PLAN



L - Garage Left
 R - Garage Right
 1 - Single Story Home Sites *

* Single story home sites subject change

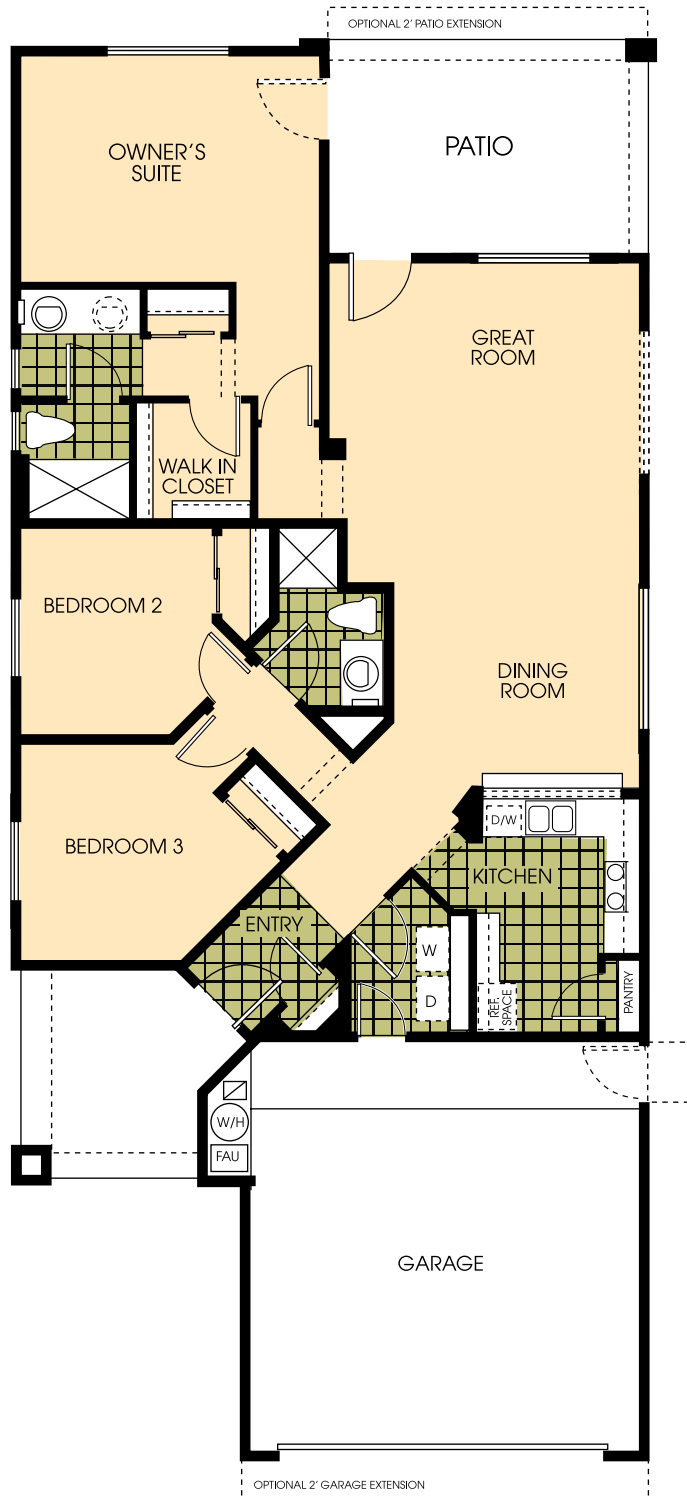


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MARIPOSA TRAIL II

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 1375



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer, rustic garage doors and pavers 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 1700

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



A.F. STERLING

MARIPOSA TRAIL II

MODEL 1700



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer, rustic garage doors and pavers are optional on all plans

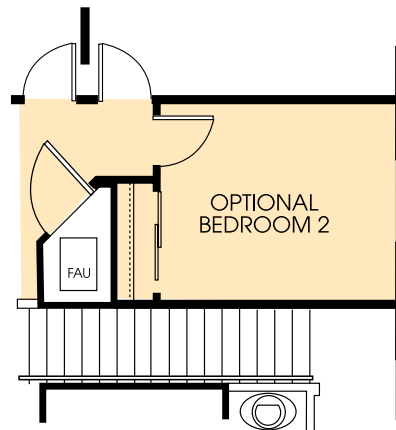
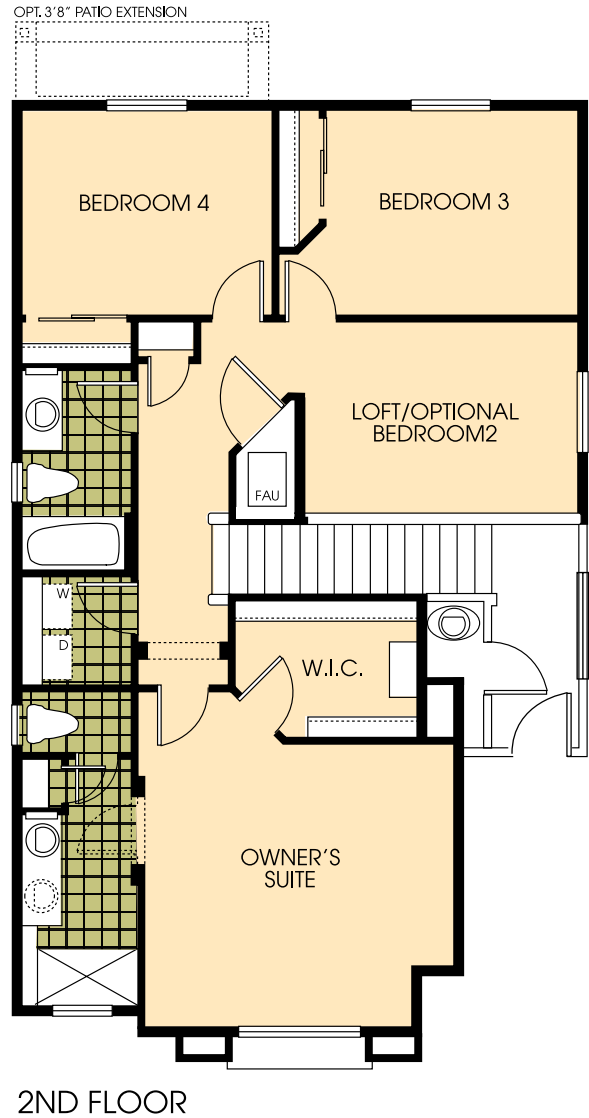
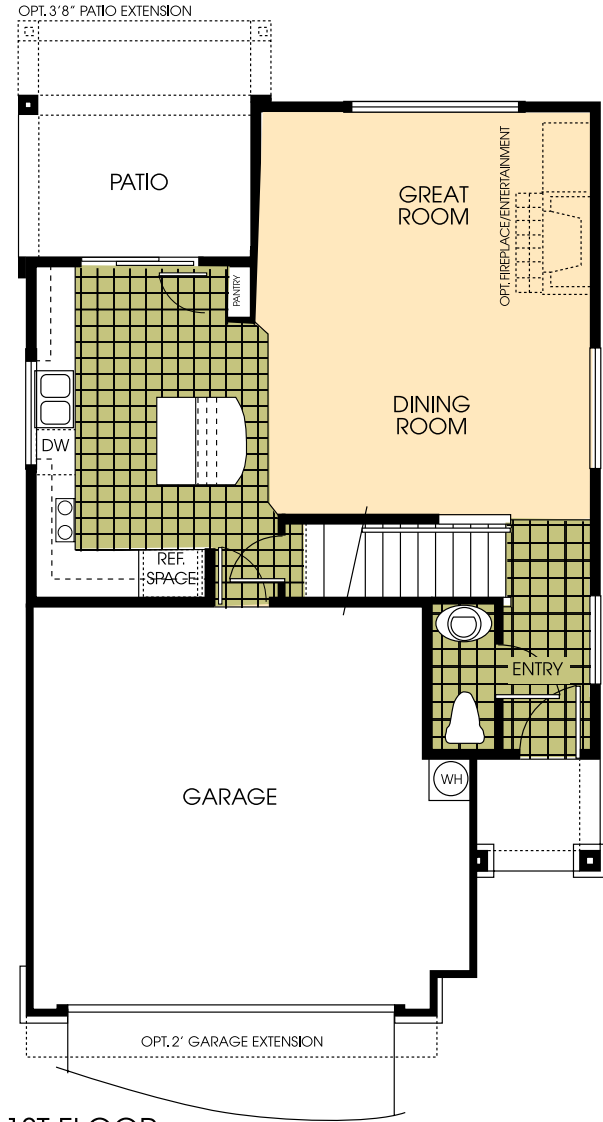


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MARIPOSA TRAIL II

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



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MARIPOSA TRAIL II

MODEL 1742



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer, rustic garage doors are optional on all plans



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

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



A.F. STERLING

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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Elevations

Plan		Elevation 1		Elevation 2		Elevation 3
1375	\$	187,900	\$	184,900	\$	185,900
1700	\$	199,900	\$	194,900	\$	196,900
1742	\$	199,900	\$	201,900	\$	202,900
2276	\$	225,900	\$	224,900	\$	226,900

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