



A.F. STERLING HOMES



Sterling Collection
RANCHO VIEJO



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Sterling Collection at
Rancho Viejo

PLAN	DESCRIPTION	S.F.	PRICE
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	\$489,990 (All Elevation)
2940	3 Bedroom, Great Room, Den, Dining Room, Home Center Covered Patio, Optional Guest Suite, Optional 4 th Bedroom ILO Den, 2.5 Baths, 3-CAR GARAGE	2940	\$513,990 (All Elevation)
3052	3 Bedroom, Great Room, Formal Dining Room Covered Patio, Nook, Den or Optional 4 th Bedroom, 3 Baths, 3-CAR GAR- AGE	3052	\$514,990 (Elevation 1)
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	\$514,990 (Elevation 1)
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	\$549,990 (Elevation 1)
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	\$569,990 (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	\$609,990 (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



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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

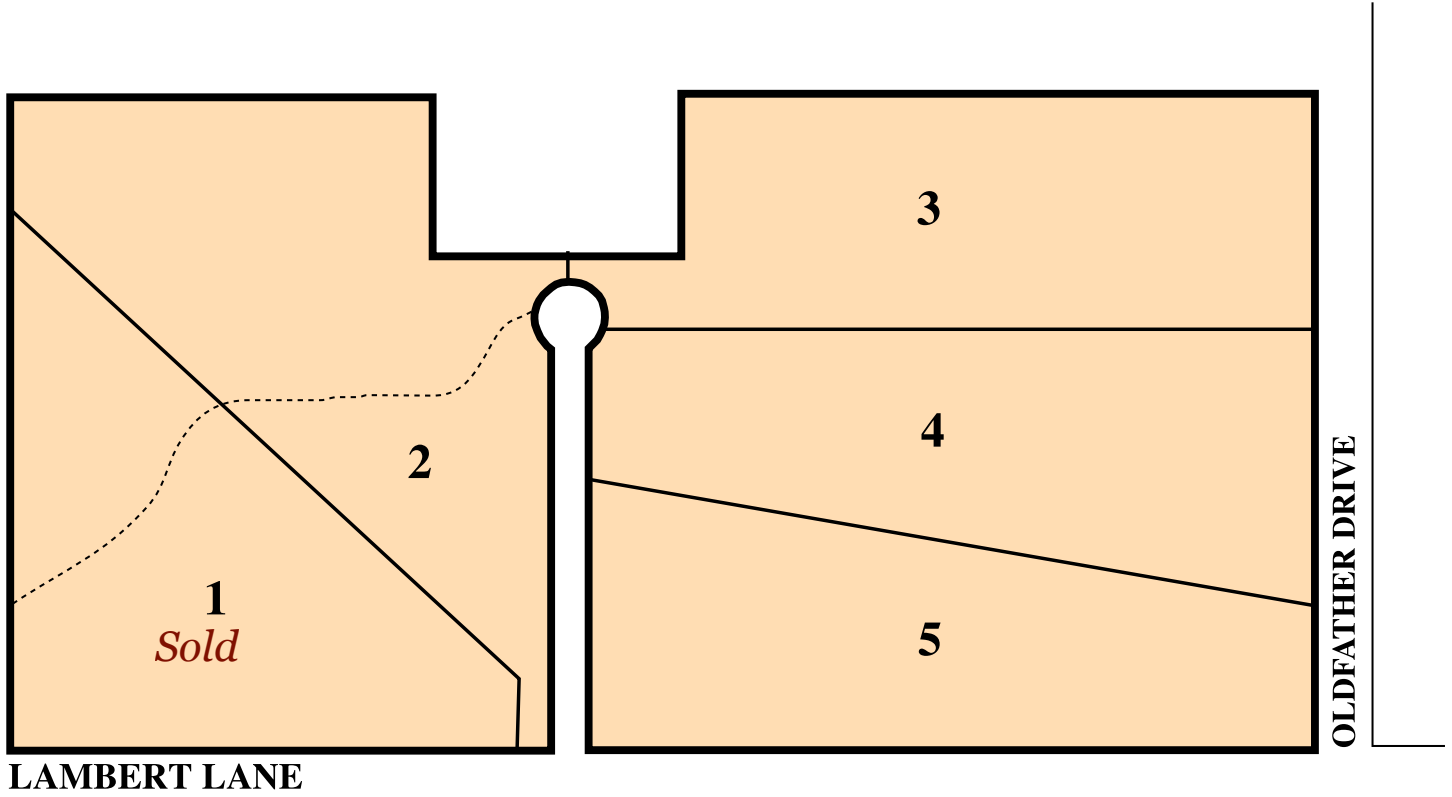
*All references to gas are subject to availability

A.F. Sterling Home Builders, Ltd.

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1-6-2014

RANCHO VIEJO SITE PLAN



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Home Site Premiums

Home Site	Acreage	Premium
1	3.349	Included
2	4.011	\$ 20,000
3	3.335	\$ 20,000
4	3.353	\$ 45,000
5	3.351	\$ 15,000

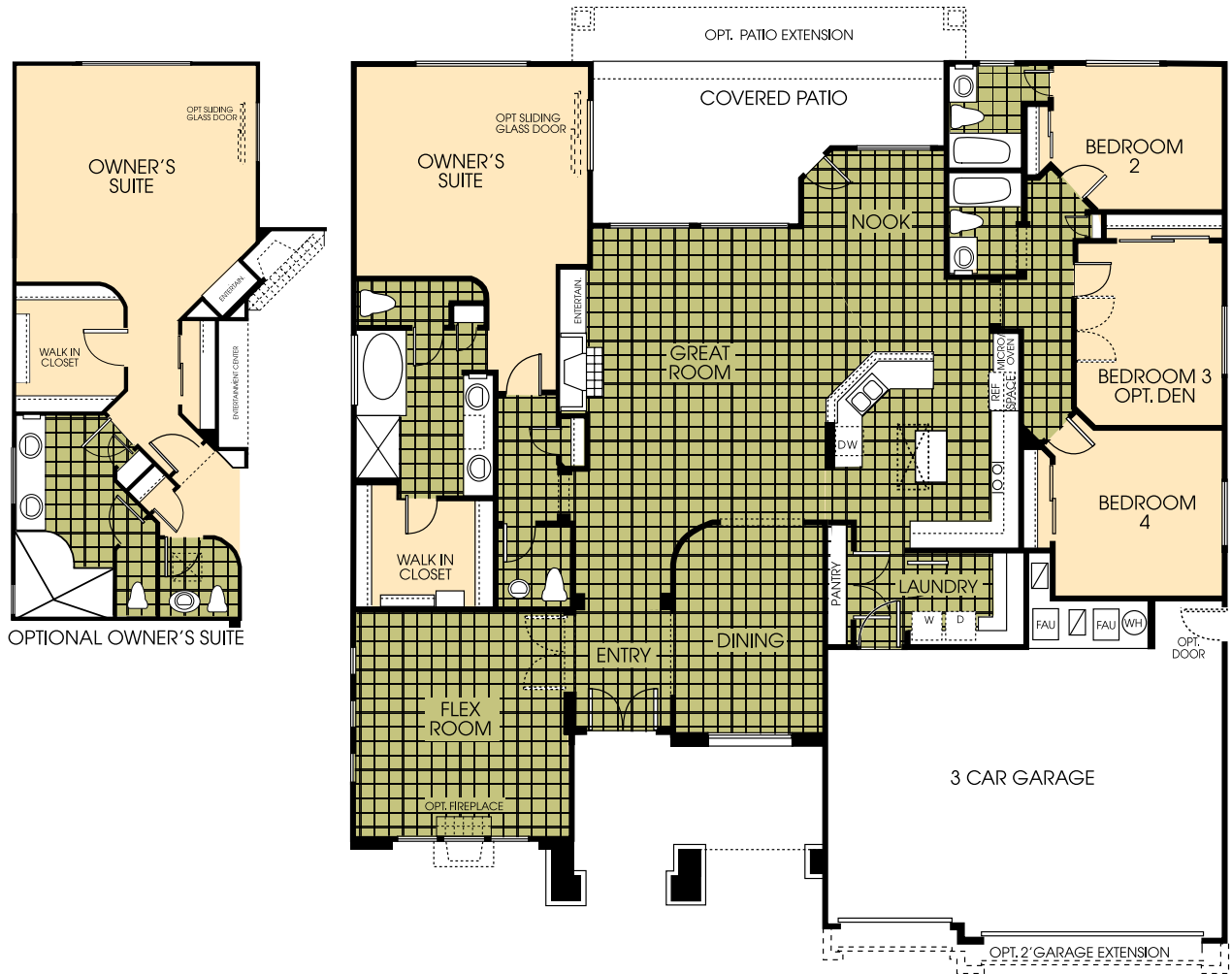
Elevations

Plan	Elev 1	Elev 2	Elev 3
2893	\$ 489,900	\$ 489,900	\$ 489,900
2940	\$ 513,990	\$ 513,990	\$ 513,990
3052	\$ 514,990	\$ 517,990	\$ 516,990
3146	\$ 514,990	\$ 518,990	\$ 516,990
3541	\$ 549,990	\$ 551,990	\$ 556,990
3811	\$ 569,990	\$ 569,990	\$ 569,990
4334	\$ 609,990	\$ 609,990	\$ 609,990

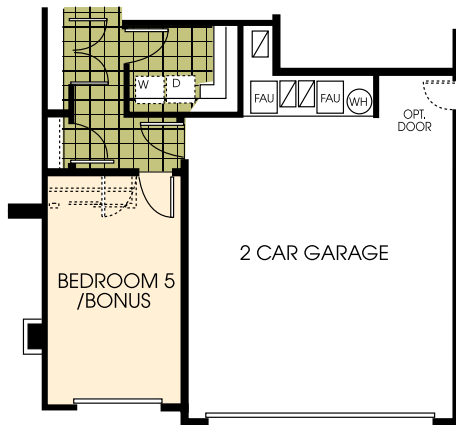
CUSTOM DIVISION

MODEL 2893

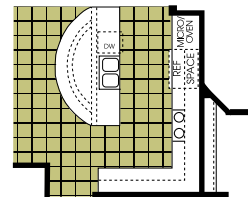
2893 sq. ft. 4 Bedroom, 3 1/2 Baths, Flex Room, Great Room, Dining Room, Nook, Patio, 3-Car Garage



OPTIONAL OWNER'S SUITE



OPTIONAL BONUS ROOM/BEDROOM 5



OPTIONAL KITCHEN



A.F. STERLING

CUSTOM DIVISION

MODEL 2893



ELEVATION 1



ELEVATION 2



ELEVATION 3

Elevations shown with optional stone & brick Pavers



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

CUSTOM DIVISION

MODEL 2940

2940 sq. ft. 3 Bedroom, 2.5 Baths, Great Room, Home Center/Bar, Dining Room, Den or Optional 4th Bedroom, Covered Patio, 3-Car Garage



A.F. STERLING

CUSTOM DIVISION

MODEL 2940



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



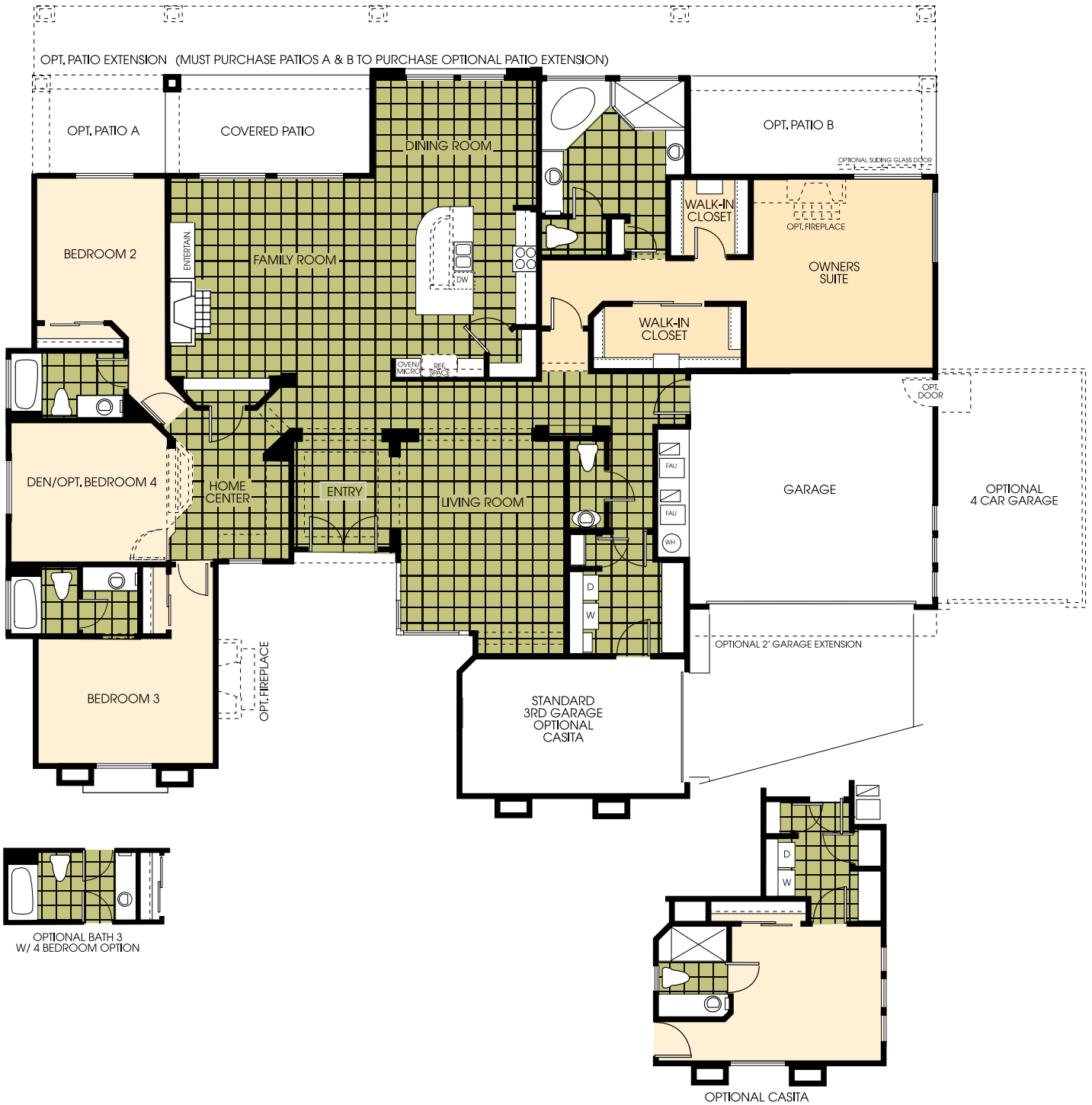
A.F. STERLING

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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

CUSTOM DIVISION

MODEL 3146



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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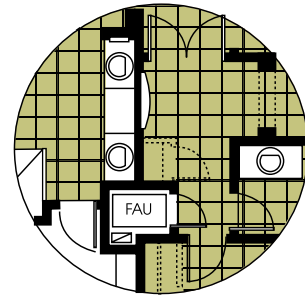
CUSTOM DIVISION

MODEL 3052

3052 sq. ft. 3 Bedroom, 3 Baths, Great Room, Dining Room, Nook, Den or Optional 4th Bedroom, Covered Patio, 5-Car Garage (Alternate plan available see Sales Associate)



3052 ALTERNATE PLAN AVAILABLE



FAU AT ELEVATION 3



CUSTOM DIVISION

MODEL 3052



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

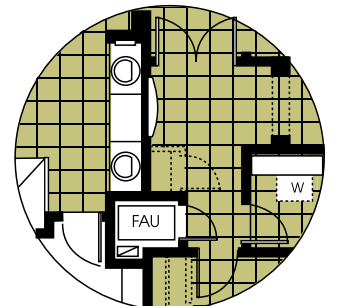
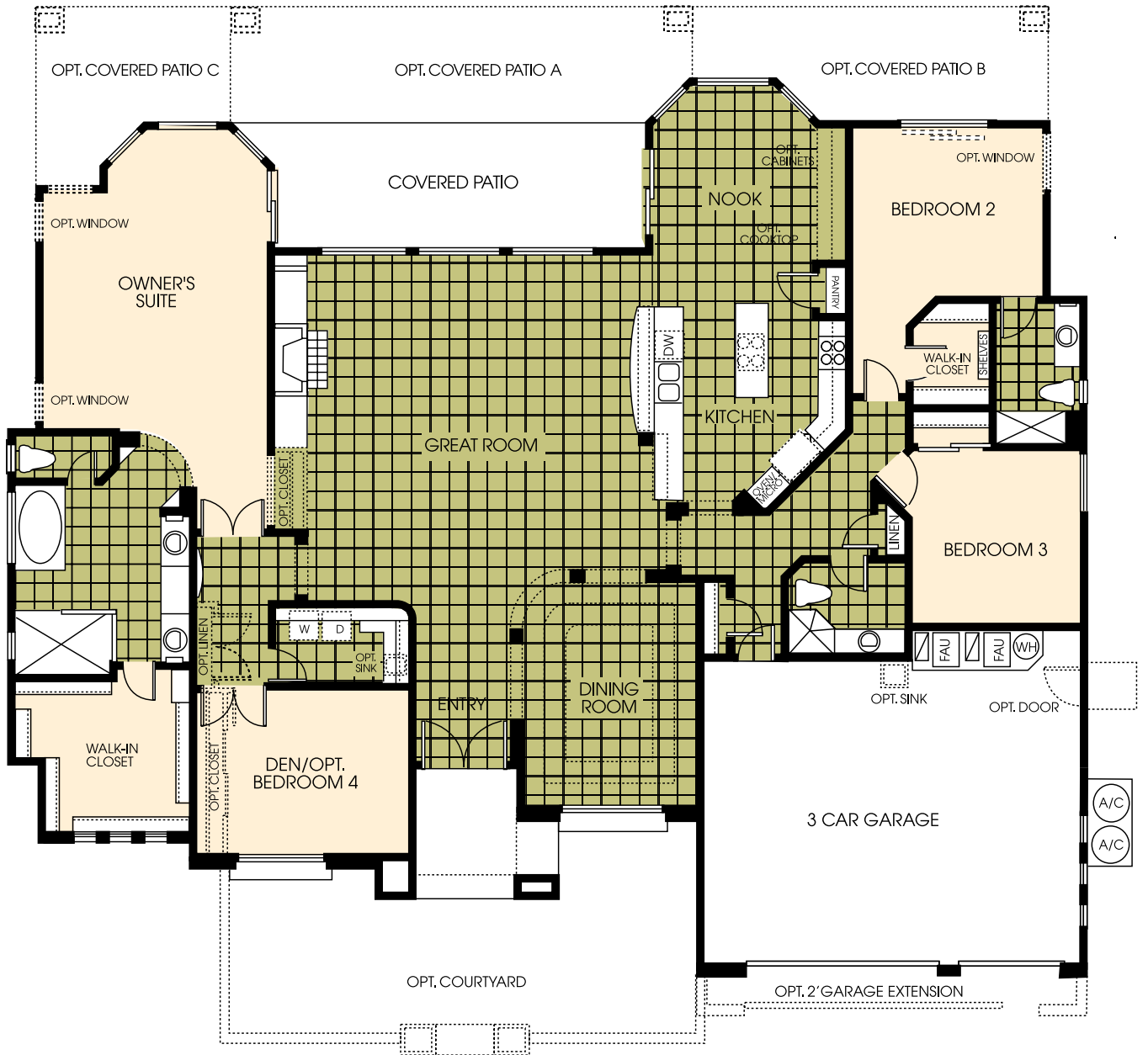


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CUSTOM DIVISION MODEL 3052 (ALTERNATE PLAN)

3052 sq. ft. 3 Bedroom, 3 Baths, Great Room, Dining Room, Nook, Den or
Optional 4th Bedroom, Covered Patio, 3-Car Garage



CUSTOM DIVISION
MODEL 3052
(ALTERNATE PLAN)



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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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 3541



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



A.F. STERLING

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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 3811



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



A.F. STERLING

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CUSTOM DIVISION

MODEL 4334

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



A.F. STERLING

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11/19/13

CUSTOM DIVISION

MODEL 4334



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE



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