



A.F. STERLING HOMES

SHADOW ROCK IN THE FOOTHILLS

PLAN	DESCRIPTION	S.F.
2675	4 Bedroom, Den, Great Room, Dining Room Covered Patio, Bedroom 5 ILO Den, Optional Dining Room ILO Bedroom 4, Optional Game Room ILO Bedroom 4, Optional Wet Bar, 2.5 Baths, Optional Bath 3, 3-CAR GARAGE	2675
2677	3 Bedroom, Den, Great Room, Formal Dining Room, Flex Room Covered Patio, Breakfast Nook, Optional 5 th Bedroom/Bonus Room, Optional Den, 2.5 Baths, 3-CAR GARAGE	2677
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
3052	3 Bedroom, Den, Great Room, Formal Dining Room Covered Patio, Breakfast Nook, Den or Optional 4 th Bedroom, 3 Baths, 3-CAR GARAGE (Alternate Plan Available, see sales associate)	3052
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
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

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 Gillie or Billie Jestila 520-219-7042
or by email at shadowrock@afsterling.com



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

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

4/7/2014



A.F. STERLING HOMES

SHADOW ROCK IN THE FOOTHILLS *Sterling* Features

STERLING FEATURES

- ◆ Enhanced Air Quality System
- ◆ 2x6 Exterior Walls in Living Area
- ◆ Engineered Post Tension Concrete Slab
- ◆ Dual Pane Low-E Windows
- ◆ Covered Patio
- ◆ Handcrafted Interior Finish with Rounded Edges
- ◆ Exterior Elastomeric Paint
- ◆ River Sand Finish Stucco
- ◆ Paver Driveway and Walkway
- ◆ Front Yard Landscaping Package with Automatic Drip Irrigation System and Timer
- ◆ Tan Slump Block Rear Yard Walls

MORE STERLING FEATURES

- ◆ 8-Foot Knotty Alder Front Door
- ◆ 8-Foot Raised Panel Interior Doors with Satin Nickel Lever Hardware
- ◆ 18" Ceramic Floor Tile at Entry, Kitchen, Breakfast Nook, Guest Baths, Owner's Suite Bath, and Laundry
- ◆ Ceiling Fan Pre-Wire for Owner's Suite, Den, Family Room and all Bedrooms
- ◆ Cultured Marble Surrounds in hall baths
- ◆ Executive Height Cultured Marble Vanities with Under Mount Sink in Hall Baths
- ◆ Picture Frame Mirrors in Powder Room (Per Plan)
- ◆ Telephone Pre-Wire 2 (CAT—5)
- ◆ Television Pre-Wire 4 (RG—6)
- ◆ Pre-Wired for Security System
- ◆ Decora Rocker Light Switches and Receptacles
- ◆ Recessed Can Lights (Per Plan)
- ◆ 3-Car Garage with Insulated Doors & Openers
- ◆ Choice of Exterior Paint Scheme and Roof Tile
- ◆ Fire Sprinklers (Per-Plan)

STERLING ENERGY SAVING FEATURES

- ◆ Energy Efficient Design & Construction
- ◆ Gas Heat/13-SEER Air Conditioning
- ◆ Programmable Thermostat (s)

STERLING ENERGY SAVING FEATURES (CONTINUED)

- ◆ R—22 Ceiling Insulation at Roof Deck
- ◆ R-19 Batt Insulation Exterior Walls
- ◆ 50-Gallon Gas Water Heater
- ◆ Gas to Cooktop, Dryer, Furnace and Water Heater

STERLING KITCHENS

- ◆ 3 CM Natural Slab Granite Counter Tops
- ◆ Under-mount Stainless Steel Sink
- ◆ Choice of Classic Maple or Heritage Oak Cabinets with 4 rollouts
- ◆ 42-inch Upper Cabinets with Crown Molding
- ◆ ELECTROLUX STAINLESS STEEL APPLIANCES Wall Oven, Microwave, Gas or Electric Cooktop and Dishwasher
- ◆ Stainless Steel Chimney Hood Vent
- ◆ Full Height Pantry (Per Plan)
- ◆ 2' x 4' Skylight (per plan)

STERLING LUXURIOUS OWNER'S SUITE

- ◆ Glass Shower Enclosures (Per Plan)
- ◆ Soaking Tub with Ceramic Tile Deck & Skirting
- ◆ Ceramic Tile Shower Floor & Surrounds
- ◆ 3—CM Granite Executive Height Vanities with Under Mount Sinks
- ◆ Double Lever Faucets
- ◆ Picture Framed Vanity Mirror (s)
- ◆ Walk-In Closets

STERLING OPTIONAL FEATURES

- ◆ Oil Rubbed Bronze Package (Door Trim & Lighting)
- ◆ Security System
- ◆ Alder Door Package
- ◆ Front Courtyards
- ◆ Built In Vacuum System
- ◆ Whirlpool Bathtub
- ◆ Upgraded Flooring, Plumbing Fixtures and Appliances
- ◆ Upgraded Cabinets and Counter Tops
- ◆ Upgraded Insulation
- ◆ Extended Patios and Fireplace (Per Plan)
- ◆ Audio/Visual Upgrades
- ◆ Stone veneer optional (per Plan)

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Home Pricing

<u>Lot</u>	<u>2675</u>	<u>2677</u>	<u>2893</u>	<u>3052</u>	<u>3146</u>	<u>3541</u>
1	X	X	X	\$ 548,900	543,900	568,900
2	\$ 479,900	\$ 485,900	X	X	X	X
3	\$ 486,900	\$ 492,900	\$ 507,900	X	X	X
4	\$ 493,900	\$ 499,900	\$ 514,900	X	X	X
5	\$ 495,900	\$ 501,900	\$ 516,900	X	X	X
6	\$ 497,900	\$ 503,900	\$ 518,900	X	\$ 536,900	X

Elevations

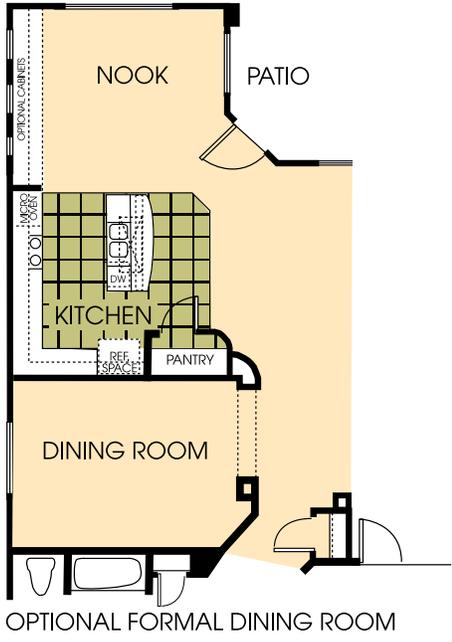
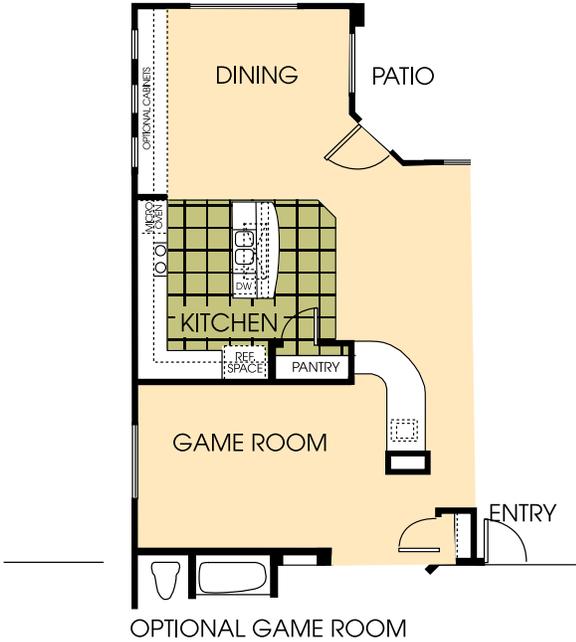
Plan	Elev 1	Elev 2	Elev 3
2675	Inc	Inc	Inc
2677	Inc	\$5,000	\$10,000
2893	Inc	Inc	Inc
3052	Inc	\$3,000	\$,1000
3146	\$1,000	Inc	\$3,000
3541	Inc	\$1,000	\$10,000

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SHADOW ROCK

MODEL 2675

2675 sq. ft. 4 Bedroom, Den, Great Room, Dining Room, Patio, 2 1/2 Baths, 3-Car Garage



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

SHADOW ROCK

MODEL 2675



ELEVATION 1



ELEVATION 2



ELEVATION 3



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SHADOW ROCK

MODEL 2677

2677 sq. ft. 3 Bedroom, Den, Great Room, Dining Room, Patio, 2 1/2 Baths, 1 & 2 Car Garages



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SHADOW ROCK

MODEL 2677



ELEVATION 1



ELEVATION 2



ELEVATION 3



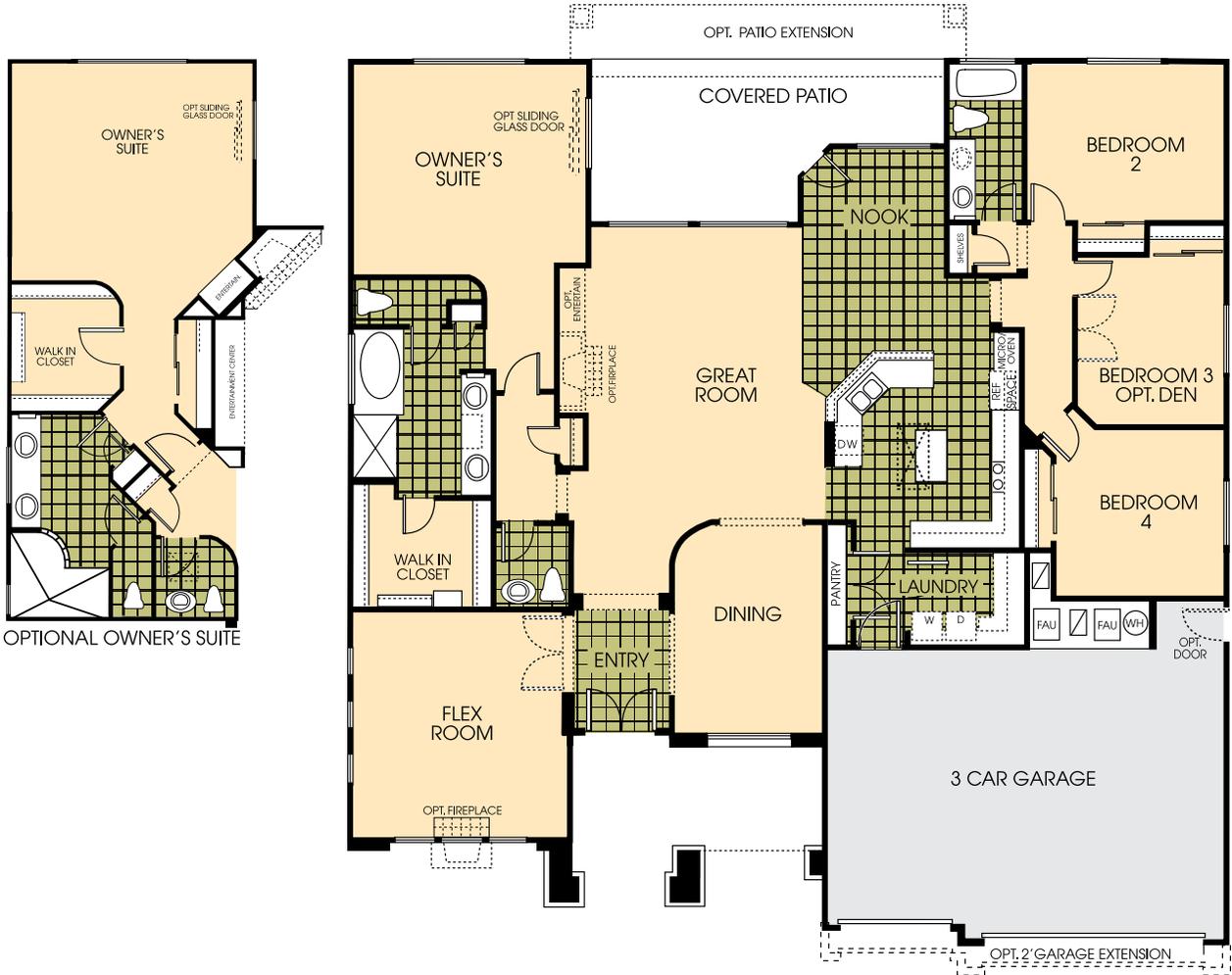
A.F. STERLING

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SHADOW ROCK

MODEL 2893

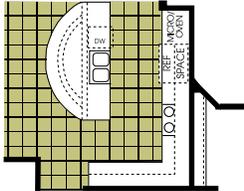
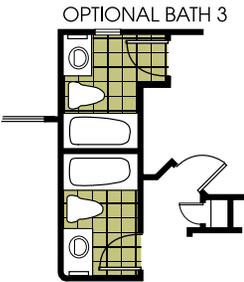
2893 sq. ft. 4 Bedroom, Great Room, Flex Room, Dining Room, Covered Patio, 2 1/2 Baths, 3-Car Garage



OPTIONAL OWNER'S SUITE



OPTIONAL BONUS ROOM/BEDROOM 5



OPTIONAL KITCHEN



A.F. STERLING

SHADOW ROCK

MODEL 2893



ELEVATION 1



ELEVATION 2



ELEVATION 3



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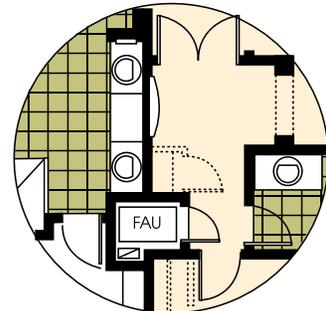
SHADOW ROCK

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)



3052 ALTERNATE PLAN AVAILABLE



FAU AT ELEVATION 3



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SHADOW ROCK

MODEL 3052



ELEVATION 1



ELEVATION 2



ELEVATION 3



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SHADOW ROCK

MODEL 3146

3146 sq. ft. 4 Bedroom, 3 1/2 Bath, Great Room, Flex Room, Dining Room, Computer Room



A.F. STERLING

SHADOW ROCK

MODEL 3146



ELEVATION 1



ELEVATION 2



ELEVATION 3

Elevations shown with optional stone



SHADOW ROCK

MODEL 3541

3541 sq. ft. 4 Bedroom, Living Room, Family Room, Dining Room, Covered Patio, Nook, Jack & Jill Bathroom, 4th Bedroom or Optional Den, 3 1/2 Baths, 3-Car Garage



A.F. STERLING

SHADOW ROCK

MODEL 3541



ELEVATION 1



ELEVATION 2



ELEVATION 3

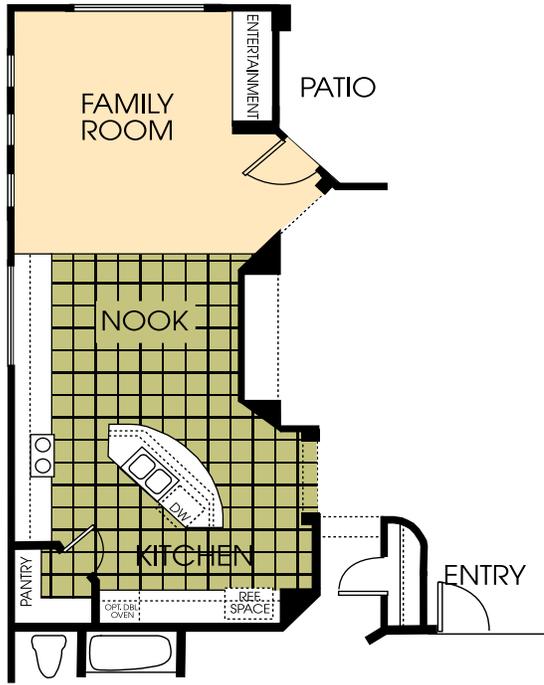


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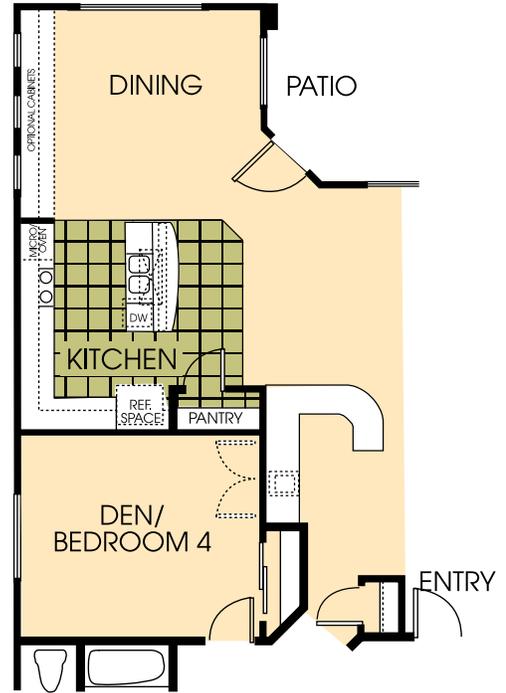
SHADOW ROCK

MODEL 2675

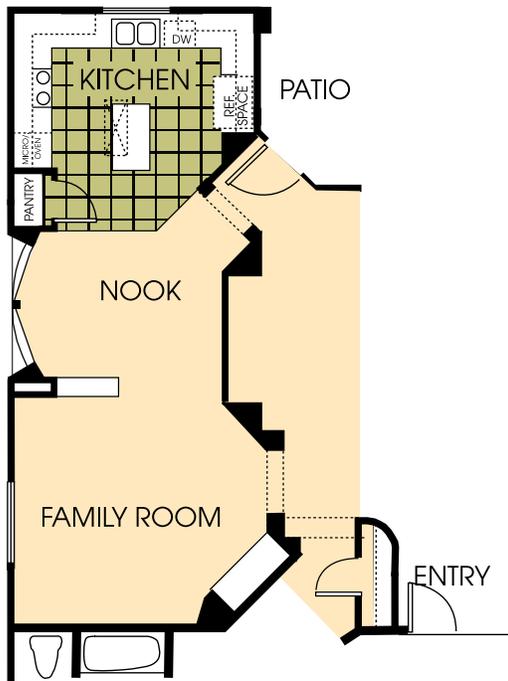
ADDITIONAL AVAILABLE OPTIONS



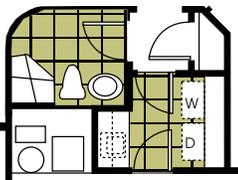
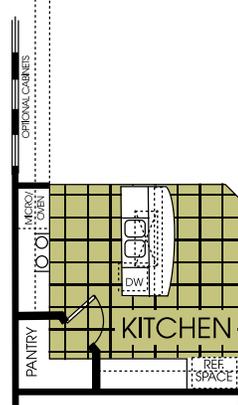
OPTIONAL KITCHEN/FAMILY ROOM 1



OPTIONAL WET BAR



OPTIONAL KITCHEN/FAMILY ROOM 2



OPTIONAL BATH 3



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