



A.F. STERLING HOMES

A. F. Sterling Collection at

THE ESTATES AT TORTOLITA PRESERVE

PLAN	DESCRIPTION	S.F.	PRICE
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	2□□□	\$484,900 Elev 1
2757	3 Bedroom, Great Room, Dining Room, Den Covered Patio, Fireplace, Optional 4th Bedroom ILO Den, 3.5 Baths, 3-CAR GARAGE	2757	\$494,900 E□□□B
2992	4 Bedroom, Great Room, Dining Room, Flex Room Covered Patio, Fireplace, 2.5 Bath with Optional 3rd Bath, 3-CAR GARAGE	2992	\$499,900 E□□□□& 2
3052	3 Bedroom, Den, Great Room, Formal Dining Room, Covered Patio, Fireplace, Breakfast Nook, Den or Optional 4 th Bedroom, 3 Baths, 3-CAR GARAGE	3052	\$509,900 E□□□□
3292	3 Bedroom, Great Room, Flex Room, Formal Dining Room, Covered Patio, Breakfast Nook, Fireplace, Optional 4th Bedroom, 3 CAR-GARAGE Optional 4 Car Garage	3292	\$529,900 E□□□□

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 Diane or Rosa Maria 520-989-1291

Or by email at etpreserve@afsterling.com





A.F. STERLING HOMES

THE ESTATES AT TORTOLITA PRESERVE *Sterling* Features

STERLING FEATURES

- ◆ 2x6 Exterior Walls in Living Area
- ◆ Engineered Post Tension Concrete Slab
- ◆ Dual Pane Low-E Windows
- ◆ Covered Patio
- ◆ Handcrafted Interior Finish with Rounded Edges
- ◆ Tongue & Groove Ceiling at entry (per plan)
- ◆ Exterior Elastomeric Paint
- ◆ Silica Sand Finish Stucco
- ◆ Paver Driveway and Walkway
- ◆ Front Yard Landscaping Package with Automatic Drip Irrigation System and Timer
- ◆ Block Wall, 5' tan slump block w/3' wrought iron gate

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, Great room, Breakfast Nook, Guest Baths, Owner's Suite Bath, and Laundry
- ◆ Ceiling Fan Pre-Wire for Owner's Suite, Den, Family Room and all Bedrooms
- ◆ Ceramic Tile Surrounds
- ◆ 2 CM Granite, Executive Height vanities with Under Mount Sink in Hall Baths
- ◆ Picture Frame Mirror in Powder Room (Per Plan)
- ◆ Recessed Can Lights (Per Plan)
- ◆ 2 & 3—Car Garage with Insulated Doors & Openers
- ◆ Choice of Exterior Paint Scheme and Roof Tile

STERLING ENERGY SAVING FEATURES

- ◆ **Energy Star** Rated for higher home efficiency
- ◆ Gas Heat/14-SEER Air Conditioning
- ◆ R—38 Batt Insulation Wire Tied at Roof Deck
- ◆ 50-Gallon Gas Water Heater
- ◆ R—19 Batt Insulation Exterior Walls
- ◆ Gas to Cooktop, Dryer, Furnace and Water Heater

Included features are subject to change without notice

SMART HOME AUTOMATION TECHNOLOGY

- ◆ **NEW!** Smart Home Automation
- ◆ Complete Security System, Includes 3 Months Free Monitoring
- ◆ Smart Home Network Enclosure "Smart Box"
- ◆ Pre-wired For (5) Speakers Surround Sound
- ◆ Category 5 Pre-wire (2) Telephones (4) Cable, TV

STERLING KITCHENS

- ◆ 3 CM Natural Slab Granite or Quartz Counter Tops
- ◆ Under Mount Stainless Steel Sink
- ◆ Cabinets, Hartford Maple with 4 roll out shelves in Kitchen and 42-inch Uppers with Crown Molding
- ◆ Lighting at Island
- ◆ ELECTROLUX STAINLESS STEEL APPLIANCES Wall Oven, Microwave, 36" Gas or Electric Cooktop and Dishwasher
- ◆ Stainless Steel Chimney Hood Vent
- ◆ Full Height Pantry (Per Plan)

STERLING LUXURIOUS OWNER'S SUITE

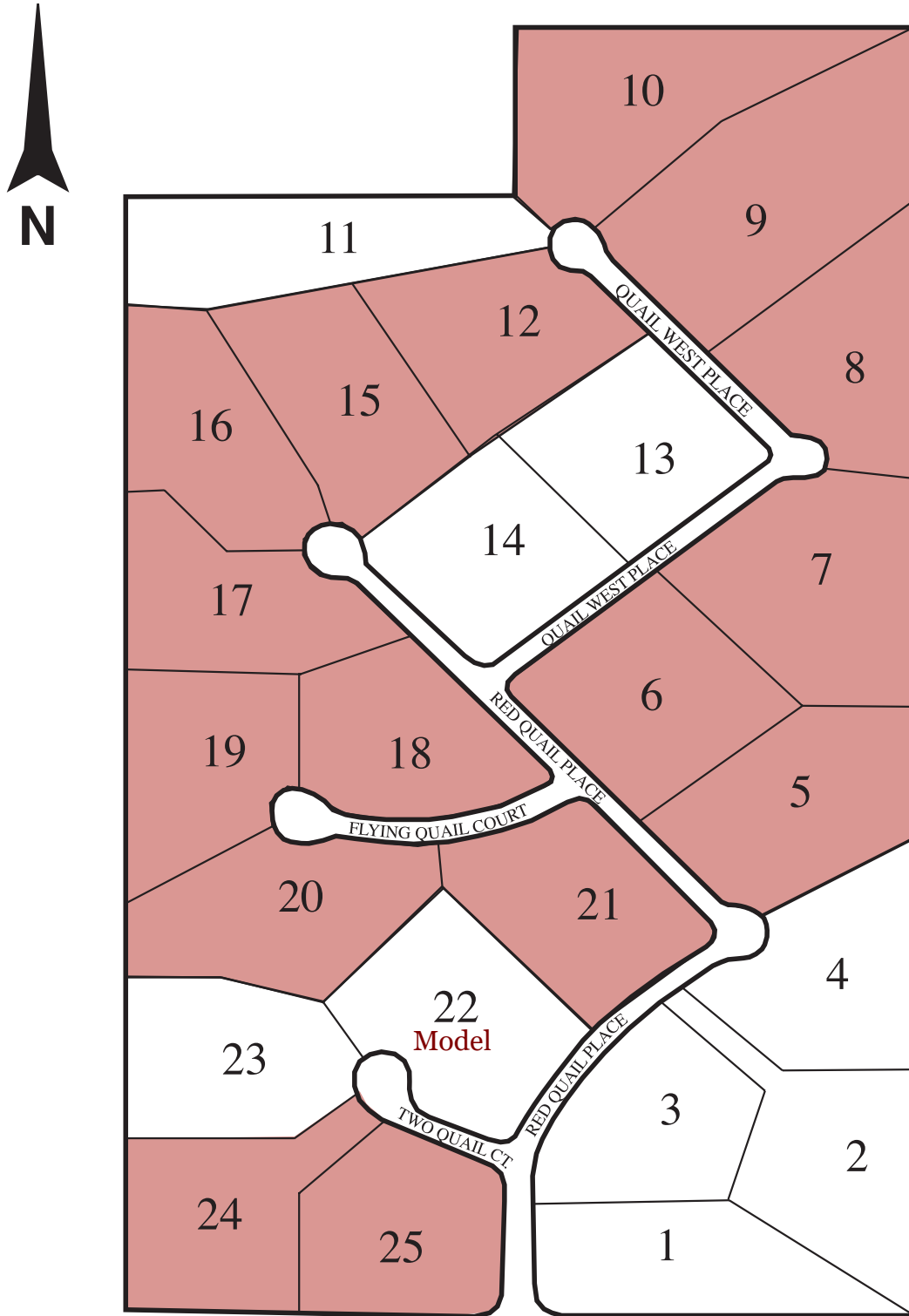
- ◆ Glass Shower Enclosures (Per Plan)
- ◆ Ceramic Tile Tub and Shower Surrounds with Recessed Tile Shower Floor
- ◆ 2-CM Granite Executive Height Vanities with Under Mount Sinks
- ◆ Double Lever Faucets
- ◆ Picture Framed Vanity Mirror (s)
- ◆ Walk-In Closets

STERLING OPTIONAL FEATURES

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



THE ESTATES AT TORTOLITA PRESERVE



□ AVAILABLE
■ SOLD

6100 WEST MOORE RD.



A.F. STERLING



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THE ESTATES AT TORTOLITA PRESERVE

Home Site Premiums

Home Site	Premium	Home Site SF	Acreage
1	\$ 10,000	108,912	2.50
2	\$ 22,000	112,276	2.58
3	\$ 15,000	109,628	2.52
4	\$ 40,000	113,031	2.59
11	\$ 30,000	212,575	4.88
13	\$ 25,000	109,225	2.51
14	\$ 25,000	109,303	2.51
22	\$ 30,000	117,532	2.70
23	\$ 30,000	111,730	2.56

Elevation Pricing

Plan	Elevation 1	Elevation 2	Elevation 3
2677	\$ 484,900	\$ 490,900	\$ 494,900
2757	\$ 495,900	\$ 496,900	\$ 494,900
2992	\$ 499,900	\$ 499,900	\$ 500,900
3052	\$ 509,900	\$ 515,900	\$ 515,900
3292	\$ 529,900	\$ 530,900	\$ 532,900



NEW

A.F. STERLING HOMES

USED

FLOORPLANS

Modern architectural styles,
floorplans and conveniences

OR

Outdated plans, ill-suited for
today's lifestyles, low ceilings

WARRANTIES

Builder and manufacturer
warranties

OR

House rarely covered under
a warranty

MAINTENANCE

Low maintenance and fewer
repair costs

OR

More maintenance and
unexpected repairs

KITCHENS

Open kitchens with NEW
functional appliances

OR

Archaic kitchens with older
appliances

OWNERS SUITE

Spacious, luxurious, and
contemporary Owner suites

OR

Undersized Owner bathrooms
and closets

UP TO CODE

Built to latest energy code for
maximum efficiency
and water conservation

OR

Unreliable and inefficient
plumbing fixtures throughout

ENERGY BILLS

Better insulation, Low E windows,
higher SEER equipment for
lower energy bills

OR

Inefficient architecture,
appliances and high utility bills

COMFORT

Fresh air circulation, consistent
room to room temperatures
for better air quality

OR

Drafty windows and doors that
affect comfort and promote
poor indoor air quality

CUSTOMIZATION

Personalize your new home
finishes including cabinets
flooring & countertops

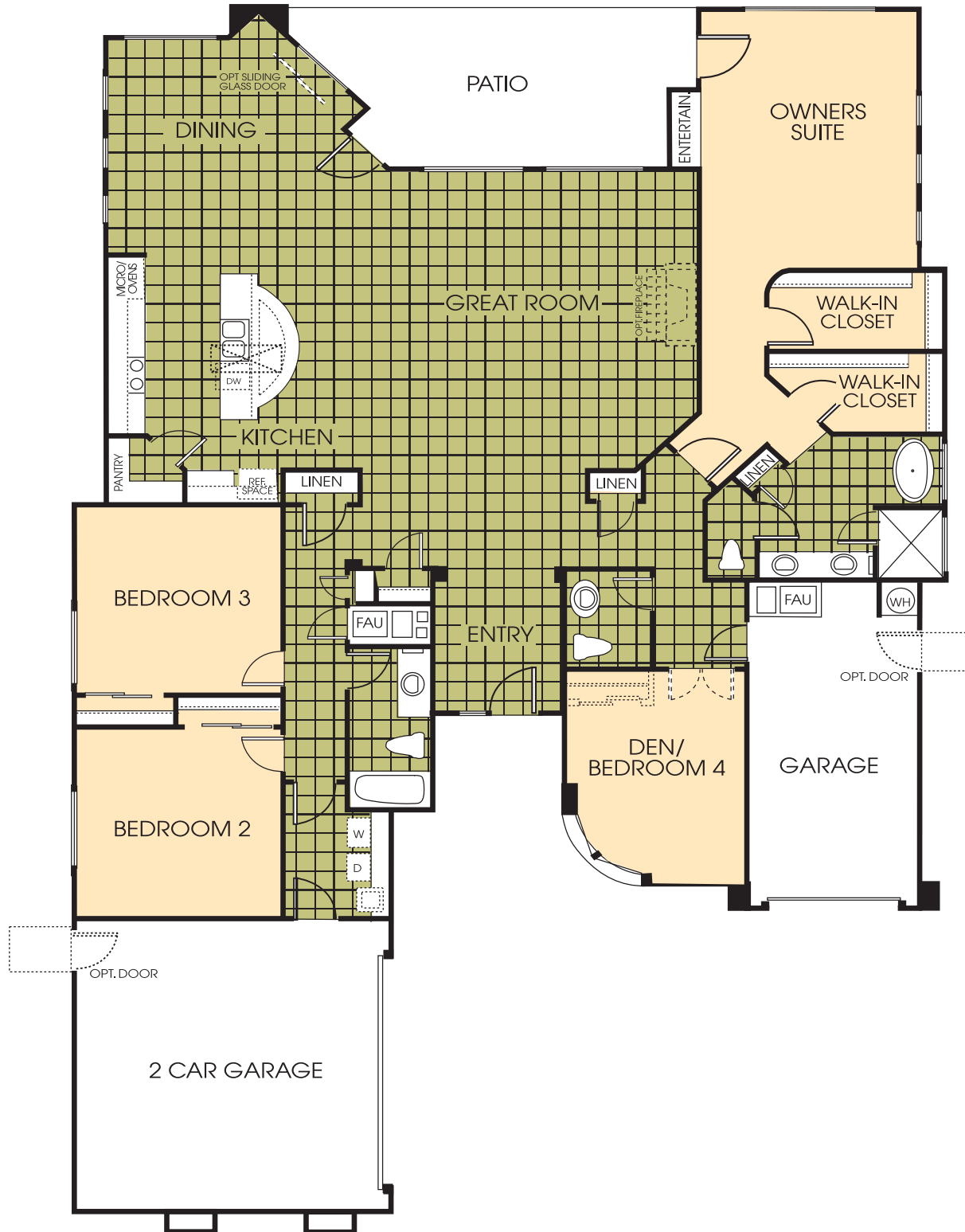
OR

Living with someone else's
decisions/tastes

THE ESTATES AT TORTOLITA PRESERVE

MODEL 2677

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



A.F. STERLING

THE ESTATES AT TORTOLITA PRESERVES

MODEL 2677



ELEVATION 1



ELEVATION 2



ELEVATION 3

Stone veneer optional on all plans



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

THE ESTATES AT TORTOLITA PRESERVE

MODEL 2757

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



A.F. STERLING

THE ESTATES AT TORTOLITA PRESERVE

MODEL 2757



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Stoen veneer optional on all plans



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

THE ESTATES AT TORTOLITA PRESERVE

MODEL 2992

2992 sq. ft. 4 Bedroom, 2 1/2 Baths, Great Room, Dining Room, Flex Room, Covered Patio, 3-Car Garage



A.F. STERLING

THE ESTATES AT TORTOLITA PRESERVE

MODEL 2992



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Stoen veneer optional on all plans



A.F. STERLING

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

THE ESTATES AT TORTOLITA PRESERVE

MODEL 3052

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



A.F. STERLING

THE ESTATES AR TORTOLITA PRSERVE

MODEL 3052



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Stoen veneer optional on all plans



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

THE ESTATES AT TORTOLITA PRESERVE

MODEL 3292

3292 sq. ft. 3 Bedroom, 3 1/2 Baths, Great Room, Dining Room, Nook, Flex Room/Optional 4th Bedroom, Covered Patio, 3-Car Garage, Optional 4-Car Garage



A.F. STERLING

THE ESTATES AT TORTOLITA PRESERVE

MODEL 3292



ELEVATION ONE



ELEVATION TWO



ELEVATION THREE

Shown with optional 16' ceiling in great room

Stone veneer optional on all plans



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