

NEW HOMES



A. F. STERLING HOMES

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PALOMA RIDGE

SPLENDID LIFESTYLE. PRIME LOCATION

Paloma Ridge offers luxury, value, and unforgettable views

Located in the foothills of the breathtaking Catalina Mountains, A.F. Sterling Homes presents their latest series of luxury homes. Designed with the discerning homebuyer in mind, Paloma Ridge promises luxury, value and unforgettable views.

This beautiful collection of homes is situated on the award-winning Jack Nicklaus Signature Golf Course at La Paloma Country Club and Resort, and is just minutes away from upscale shopping and dining, including La Encantada. In addition to the prime location, each home in this gated community meets A.F. Sterling's level of strict quality standards and is rated Energy Star compliant.

Buyers can select from five distinctive floor plans starting in the low \$400s. Each stunning plan offers gourmet kitchens, impressive front entries, high ceilings and over-sized windows. A community pool is also included in the neighborhood amenities.

The brand-new single-story design starts from \$439,900 and offers 1,808 square feet of splendor with a great room, two bedrooms with optional third bedroom or den, and two baths.

The beautifully designed two-story, 2,277 square foot plan provides a spacious residential escape that delivers flexibility and comfort. Offering three bedrooms and two-and one-half baths, a huge great room and dining room, a massive kitchen including a nook and kitchen island, and a generous owner's suite, this home will easily suit most anyone's lifestyle.

With three bedrooms and three-and-one-half bathrooms, the 2,700 square foot plan encompasses a distinctive design that creates an incredible setting. The owner's suite is conveniently located downstairs and connects to the outdoor patio – a perfect start for mornings. Also included is an advantageous loft (and optional deck) which can be used

for entertainment, home office, exercise, or hobby purposes. This well thought-out plan provides several opportunities for creating the ideal living space.

The stunning and unprecedented 2,994 square foot plan presents a beautiful home for relaxing or entertaining. This two-story design features three bedrooms, den (or possible fourth bedroom), and two-and-one-half bathrooms. However, the most unique feature of this home is the optional elevator. Offering design and functional luxury, the 2994 plan assures there's no need to look elsewhere.

With room for everyone and everything, the spectacular 3,091 square foot plan's spacious design has three bedrooms and three-and-one-half bathrooms. An additional den (or fourth bedroom), family room, loft, and optional fourth bathroom provide a generous, if not envious, amount of livability and comfort.

In addition to these distinctive home designs, A.F. Sterling's quality of construction is found in every Paloma Ridge home. These features include 2 x 6 inch construction, enhanced air quality system, eight inch post tension concrete slab, handcrafted interior finishes with rounded edges, exterior Elastomeric paint, and sand finished stucco.

This particular community also meets the strict guidelines set forth by the EPA and U.S. Department of Energy in order to carry the Energy Star designation. Money saving features includes blown-in cellulose insulation at roof deck combined with fiberglass in exterior walls to provide superior insulation performance, 13 SEER air conditioning, gas



Buyers can select from five distinctive floor plans ranging from 1,808 to 3,091 square feet. In addition to the prime location, each home in this gated community meets A. F. Sterling's level of strict quality standards and is rated Energy Star compliant.

furnace, 50-gallon gas water heater, and low-e dual pane windows.

The Paloma Ridge neighborhood provides several standard features typically only found in custom homes including attractive brick paver driveway, walkway, and entry that greet your guests upon arrival. Low-care front-yard landscaping packages with automatic drip irrigation system and timer provide hassle-free outdoor beautification. Finished two-car garages and utility rooms with added cabinetry ensure additional storage space. Pre-wiring for telephone, cable, security system, and ceiling fans, provides easy adaptation in every home.

Sumptuous gourmet kitchens are found in every home and include natural slab granite counter tops, 42" upper cabinets with crown molding in your choice of oak or maple, and upgraded stainless steel GE Profile appliances. Additional features such as walk-in pantry, stainless steel or cast iron under mount sinks, and upgraded disposal, complete this room.

The luxurious owner's suites are something to be admired as well. Creating the perfect retreat to relax and unwind, this space features executive height vanities, double

lever faucets, walk-in closets, and cultured granite vanity tops, tub, and shower surrounds.

In addition to the standard features found in every Paloma Ridge home, A.F. Sterling also offers several upgrades for an easy care lifestyle. These include attractive landscaped backyards, convenient built-in vacuum systems, relaxing whirlpool bathtub, refreshing pools and spas, and a fabulous outdoor kitchen – perfect for any host or aspiring chef.

With limited space in the foothills, now may be your first and last opportunity to own a new home near the Catalina Mountains. Outstanding amenities, fantastic views, superb location, and A.F. Sterling's quality homes, present an opportune chance to enjoy the lifestyle you deserve.

Paloma Ridge is located east of Via Palomita, just north of Sunrise Blvd between Swan Road and Campbell Avenue. For more information please call 577-0708 or visit www.afsterling.com.



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