



## ***Granite Dells Estates***

- Plan 2244: 2244 Sq.Ft., Great Room with Gas Fireplace, 3 Bedrooms, Office/Den, 2.5 Baths, 3 Car Garage, Coffered Ceiling in Living Room TBD
- Plan 2634: 2634 Sq.Ft., Great Room with Gas Fireplace, 3 Bedrooms, Office/Den, 2.5 Baths, 990 Sq.Ft. 3 Car Garage TBD
- Plan 2919: 2919 Sq.Ft., Great Room with Gas Fireplace, Formal Dining or Den/Office, 4 Bedrooms, 3 Baths, 3 Car Garage, Coffered Ceiling in Master TBD

**See Virtual Tour: [www.tourfactory.com/2912380](http://www.tourfactory.com/2912380)**

**Prices for Home Only, Lot Not Included**



**30 Day Contract Pricing. Ask for Details**

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## **GRANITE DELLS ESTATES - Included New Home Features** **2244 to 2919 Sq.Ft. Homes, 900 to 1000 Sq.Ft. Garages**

### **Distinctive Interiors**

- ◆ Cortona Plus Plank Flooring
- ◆ Plush Carpet in Master Closet
- ◆ 5 ¼ inch Base Boards (Placed “after” Flooring)
- ◆ Lever Door Hardware on 8 ft. Two Panel Interior Doors
- ◆ Ten Foot Flat Ceilings with Hand Trowel Texture ceilings & walls
- ◆ Two Tone Interior Paint, Recessed Coffe Ceiling Per Plan
- ◆ Ceiling Fan w/Light Family Room (Fan Prewire & Recessed lighting in Office/Bedrooms)
- ◆ Cat 5 Cable TV & Phone Outlets in Great Room, Kitchen, Bedrooms & Office
- ◆ Duplex Floor Outlet in Family Room
- ◆ Ample Shelves w/ Trimmed Face Edges & Double Hanging areas in Closets, Chrome Rods
- ◆ Accent “Painted” Four-side Window Casings, Base & Doors
- ◆ Window Coverings Included on Front Windows Only (Full Package Option Available)

### **Quality Construction**

- ◆ Concrete Tile Roof
- ◆ 2x6 Framing on Exterior Walls
- ◆ Steel Reinforced Concrete Foundation, 3000 PSI
- ◆ Tyvek under Exterior with Synthetic Stucco, Stucco Eaves & Stem
- ◆ 2-10 Year Structural Warranty Policy through Liberty Mutual (Quality Builders Warranty)

### **Gourmet Kitchens**

- ◆ Shaker Painted Cabinets 42 in. Uppers (Therma Foil & Alder available)
- ◆ Soft Close Cabinet Doors and Drawers w/ Pull Knobs
- ◆ 4 1/4” Crown Molding above Wood Cabinets, Under Cabinet Lights
- ◆ Waste Receptacles in Kitchen Island
- ◆ Quartz Counter Tops, Kitchen Mega Island With Waterfall Sides
- ◆ Appliance Brand is Subject to Availability in 2022
- ◆ 26 CU. Ft. Refrigerator is OPTIONAL (Included in Model Home for Sales Staff Use)
- ◆ Stainless 30” Gas or Smooth Top Electric Range Oven
- ◆ Stainless Hood with Extended Chimney
- ◆ Stainless Steel finish Dishwasher
- ◆ Microwave Drawer in Island
- ◆ Stainless Farm Sink or Fireclay Farm Sink
- ◆ Walk-in Pantry with Overhead Light
- ◆ Pre-plumbed for future R.O. system
- ◆ Pre-plumbed for water line-ice maker at Refrigerator Location

## Luxurious Baths

- ◆ Cultured Marble Shower Pan & Surrounds w/Bench & Shelves in Master Shower
- ◆ Elevated Baser Cabinet in Master & Powder Baths w/Under Cabinet Night Lights
- ◆ Granite or Quartz Vanities w/ Under-mount Porcelain Sinks
- ◆ Framed Mirrors over Vanities – Bath Accessories
- ◆ Linen Closet in Master & Bath 2 (36x72 Tub in Bath 2)
- ◆ Private Water Closet in Master & Elongated Comfort Height Commodes
- ◆ Double Flood Heat Lamp in Master Bath

## Exquisite Exteriors

- ◆ Stone Accents on Front Elevation
- ◆ 8 Ft. tall - 3 Ft. 6" wide Contemporary Entry Door w/Window or Traditional Stained
- ◆ Recessed Eve Lights @ Garage Door(s), Patios & Porches
- ◆ Covered Front Entry & Rear Patio w/Recessed Lighting
- ◆ Pavers on Drive & Front Walk (Pavers under covered Entry & Rear Patio)
- ◆ Garage Doors: Contemporary w/Windows or Ranch Panel, Sizes 18 x 8 & 9 x 8
- ◆ Landscaping shown at Model Home on Lot 228 only (Landscaping is an OPTION)

## Energy Efficiency

- ◆ Dual Glazed Low-E Vinyl Windows 7000 Series Energy Shield
- ◆ R-22+ Blown Wall Insulation System in 2x6 Framed livable area walls
- ◆ R-49 Blown Ceiling Insulation Livable Areas
- ◆ Garage Walls (R-19) and Ceiling (R-30 Blown)
- ◆ R-10 Insulated Foundation (around Concrete & Steel inside Slab)
- ◆ 15.5 SEER \*Lennox or \*Trane A/C w/5 Yr. Compressor manufacturer's warranty
- ◆ R-8 Insulated-Sealed Duct-work w/Air Balance Ducts at Bedrooms
- ◆ 95% Efficient \*Lennox or \*Trane Gas Furnace (Access in Garage)
- ◆ NOTE: (\*HVAC Brand is subject to availability in 2022)
- ◆ Fresh Air Intake per City Code
- ◆ Gas or Electric Cook-top
- ◆ Re-Circulating Hot Water System, 40 Gallon (Near Instant Hot @ Faucets)
- ◆ Insulated Garage Doors
- ◆ 42" Linear Gas Fireplace w/Cut Glass or 36 x 36" Traditional, Blower Included

## Other Conveniences

- ◆ Laundry Cabinets w/ Sink in Cabinet with Quartz Top and Chrome Hanging Rod
- ◆ Gas Stub for Grill @ Patio
- ◆ Electric Vehicle Charging 240 V Outlet PRE-WIRE in Garage
- ◆ Refrigerator/Freezer Outlet & Work Bench Outlet in Garage
- ◆ Lift Master Garage Door Openers & Keyless Panel
- ◆ Gutters W/ Down Spouts & Two Rain Chains
- ◆ Electric & Water Valve for Landscape Irrigation
- ◆ Closet Shelving with Face Trimmed Edges
- ◆ Wireless Security as seen in the Model Home is OPTIONAL

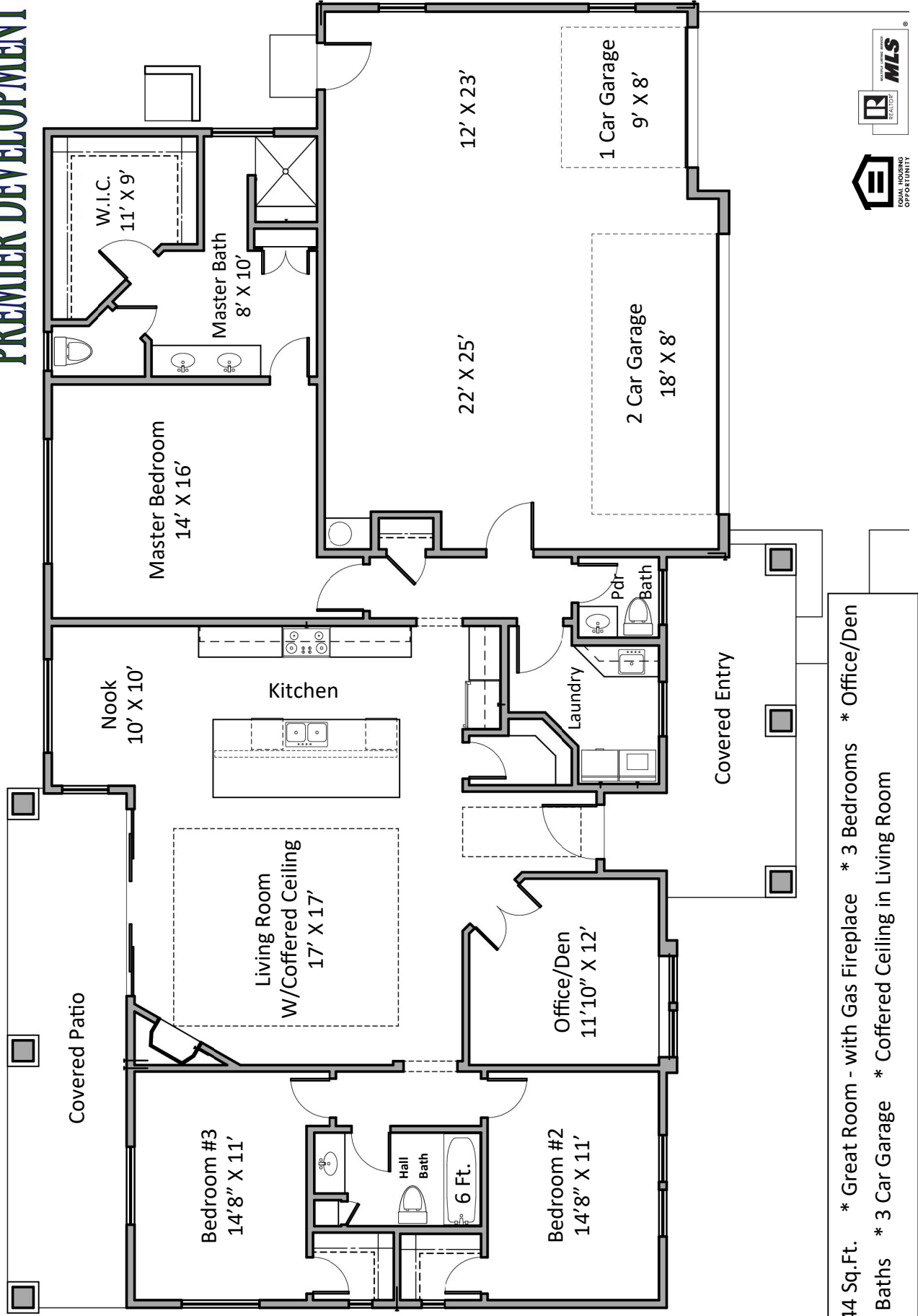
NOTE: Block Wall Fences are OPTIONAL (Possible Reimbursements-per CCRS)

IMPORTANT: Brands & Specifications are currently subject to market availability

IMPORTANT: Certain Lots may require varying amounts of added expense due to rock/slope

protection. Certain Lots and Driveway Lengths may require Fire Sprinklers per the City of Prescott.

# Plan 2244

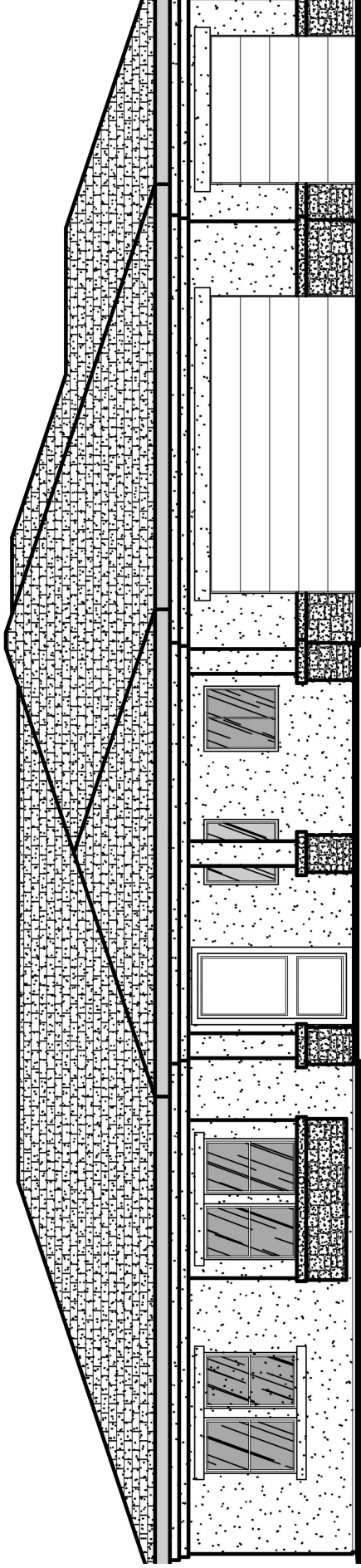


\* 2244 Sq.Ft. \* Great Room - with Gas Fireplace \* 3 Bedrooms \* Office/Den  
 \* 2.5 Baths \* 3 Car Garage \* Coffered Ceiling in Living Room

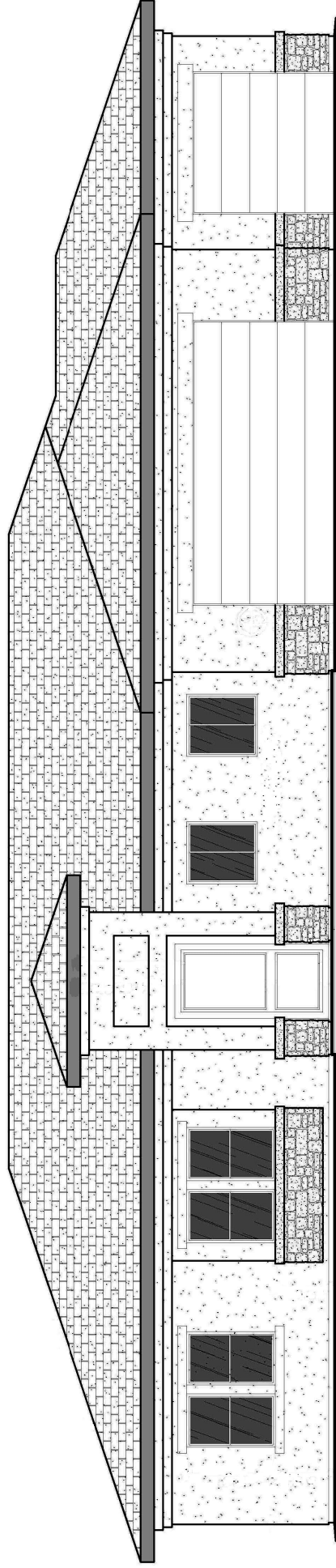
Premier Development AZ LLC, an Arizona limited liability company, reserves the right to make changes and substitutions to features as it deems necessary. Floorplan drawing is artist rendition and subject to change without notice. Dimensions are approximate. Members of the selling entity are licensed Real Estate Brokers in the state of Arizona.

Premier Development AZ LLC - ROC #278145



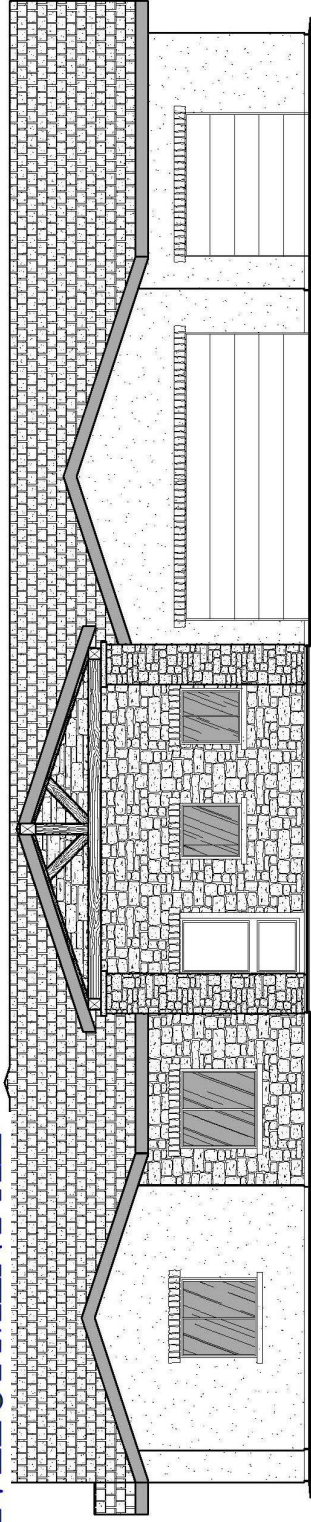


Plan 2244 - Elevation "A"



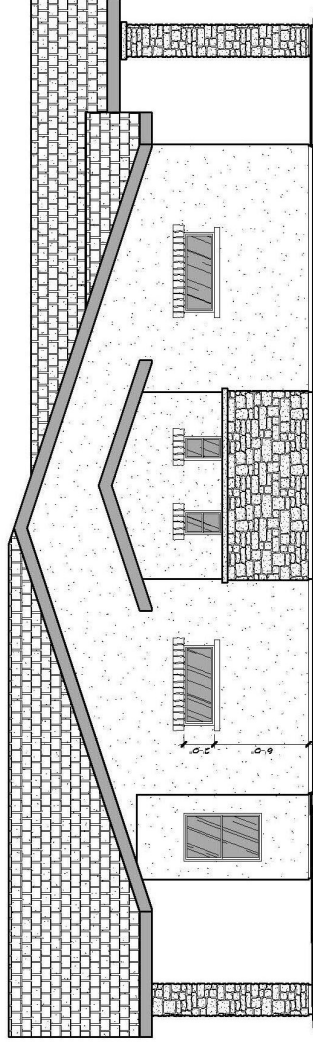
Plan 2244 - Elevation "C"



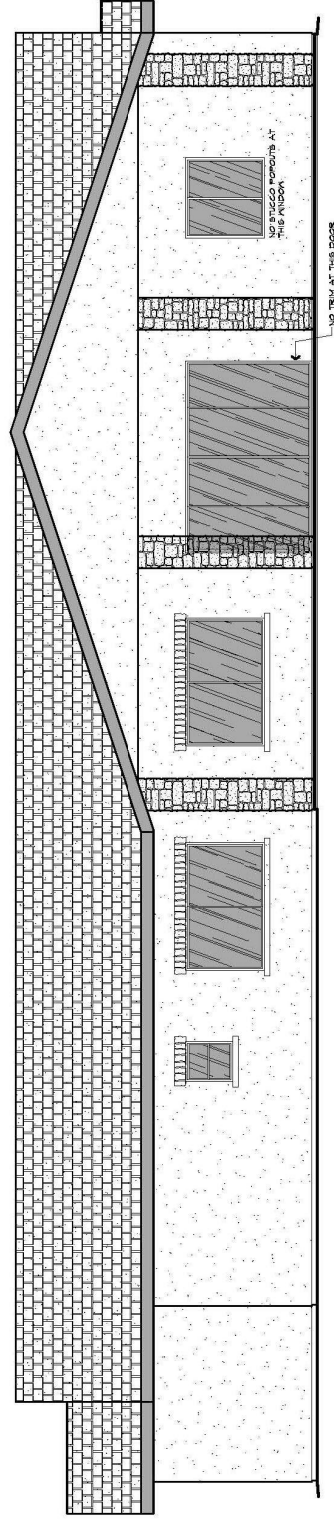


STONE VESIBER

4" T&G BOARD AT FRONT DOOR



SHUTTER BOARD AT THIS WINDOW UNIT

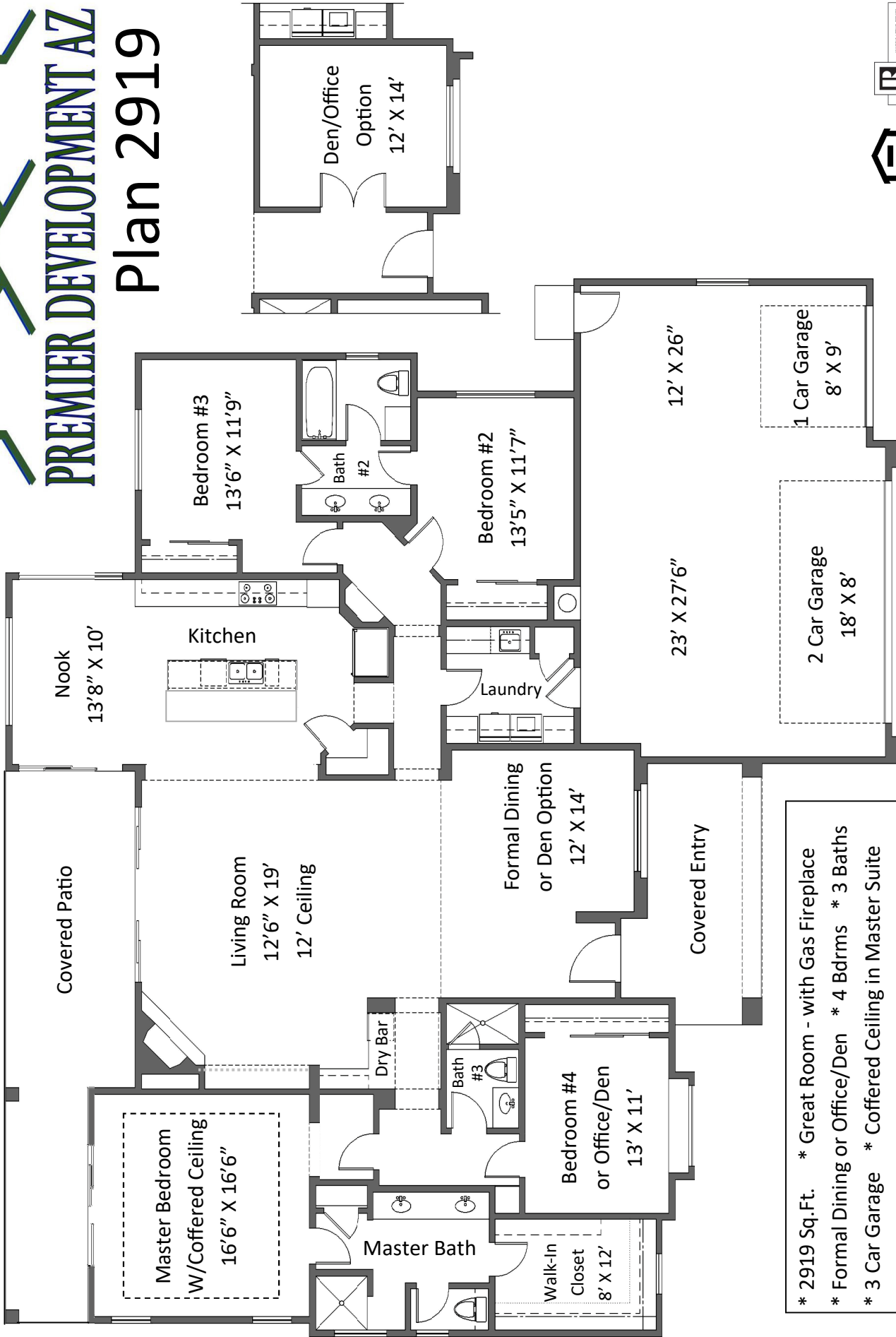


NO SHUTTS FORWARD AT THIS WINDOW

NO TRIM AT THIS DOOR



# Plan 2919



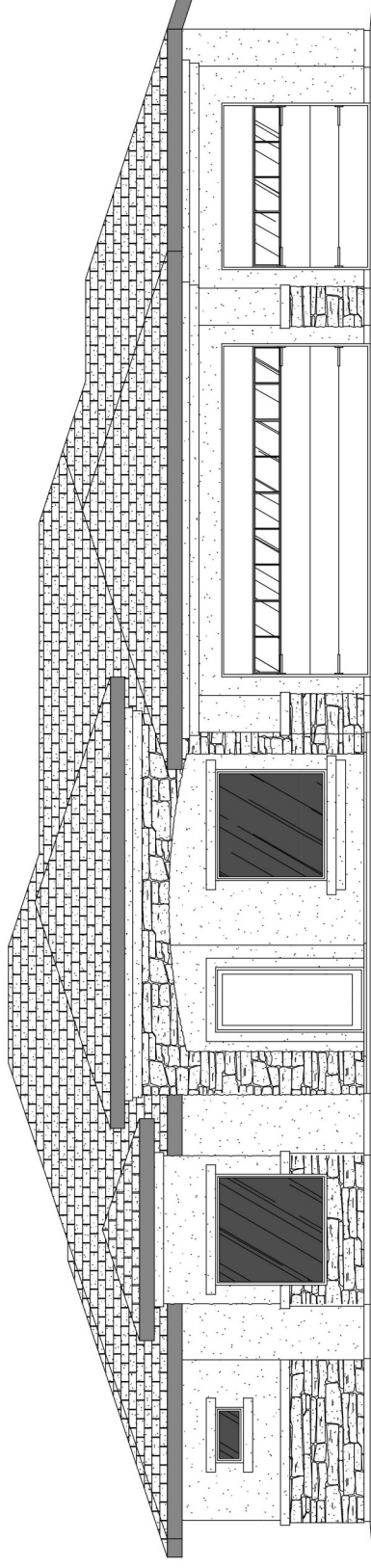
- \* 2919 Sq.Ft. \* Great Room - with Gas Fireplace
- \* Formal Dining or Office/Den \* 4 Bdrms \* 3 Baths
- \* 3 Car Garage \* Coffered Ceiling in Master Suite



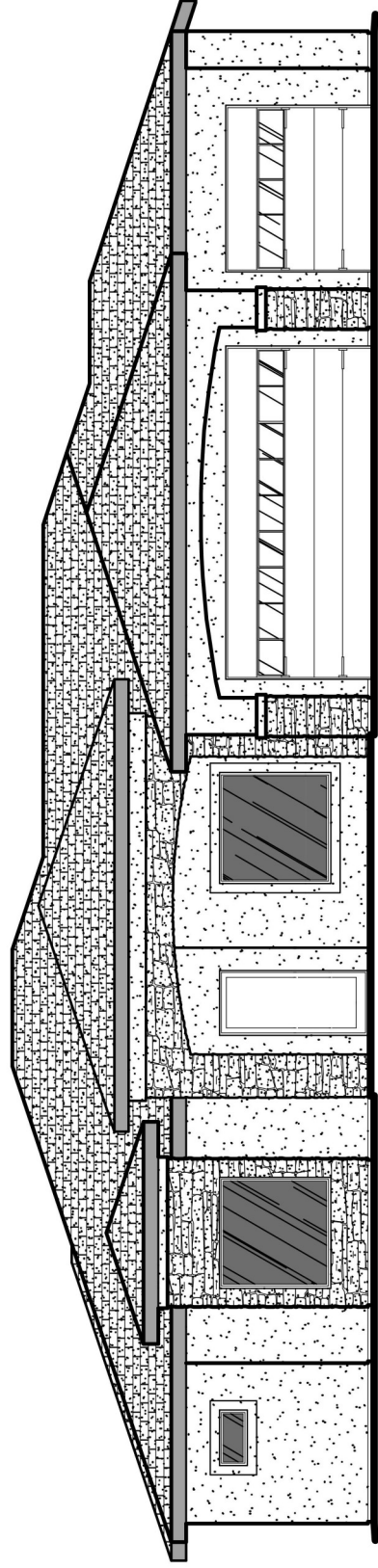




# Plan 2919



Plan 2919 - Elevation "A"



Plan 2919 - Elevation "C"