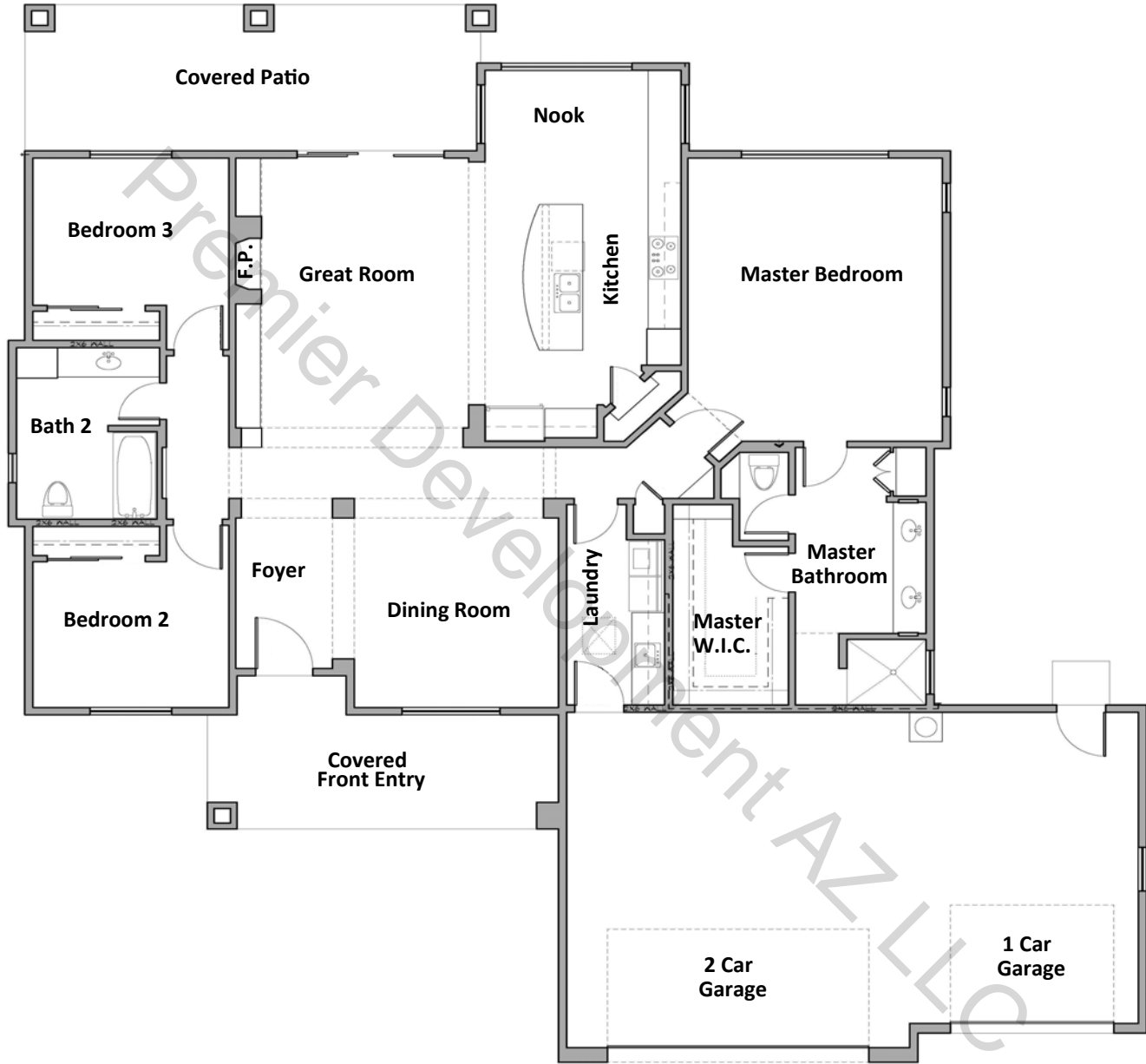


PREMIER DEVELOPMENT AZ

PLAN 2235



Granite Dells Estates—Lot 171

3228 Stone Cliff Court Prescott, AZ 86301

2235 Sq.Ft. with 3 Car Garage

3 Bedrooms, 2 Baths, Formal Dining



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Premier Development AZ LLC - ROC #278145



PREMIER DEVELOPMENT AZ

PLAN 2235



LOT 171 FRONT ELEVATION



LOT 171 REAR ELEVATION

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The Enclave-Granite Dells Estates

Coming Soon! Included New Home Features

Lot 171 – 3228 Stone Cliff Court Prescott, AZ 86301

2235 Sq. Ft. w/ 848 sq/ft. 3 Car Garage

Distinctive Interiors

- **Wood Look Tile Flooring** in Dining Room
- **18x 18 Ceramic Tile** in Entry & Wet Areas, **Inset Design** in Entry
- **Carpet in Bedrooms**
- **4 ¼ inch Base Boards** (Placed “after” Flooring) **4 Flutes & Rosette Trim accents**
- **Lever Door Hardware** (BN Finish) on **Cheyenne Designer Interior Doors**
- **Ten Foot Flat Ceilings** with **Hand Trowel Texture** ceilings & walls
- **Two Tone Interior Paint**
- **Ceiling Fans w/Lights** in Bedrooms & Family Room
- **Cable TV Outlets**, Bedrooms & Great Room, **Phone Outlets**, Kitchen & Bedrooms
- **Duplex Floor Outlet** in Family Room
- **Solid Core 8’ Bedroom Doors**
- **Ample Double Shelves** in Closets with **Chrome Rods**
- **“Painted” Window Sills**
- **Stained Beams @ Dining Ceiling**

Quality Construction

- **30 Yr. Shingles**
- **2x6 Framing** on Exterior Walls with 2 coat **Synthetic Stucco over OSB & Tyvek**
- **Engineered Steel Reinforced Concrete** Foundation, 3rd Party Inspected, **3000 PSI**
- **Full Shear Frame Walls W/OSB** under Tyvek on all Exterior Walls

Gourmet Kitchens

- **Semi-Custom Knotty Alder Raised Panel Cabinets, Staggered 36” Uppers**
- **Soft Close Cabinet Doors and Drawers w/ Pull Knobs**
- **4 1/4” Crown Molding** above Cabinets, **Under & Over Cabinet Lights**
- **Waste Receptacles in Kitchen Cabinets**
- **2 CM Granite Counter Tops**
- **Whirlpool Appliances**
- **Stainless 36” Gas Range/Dbl Ovens, Stainless Hood & Granite Back-Splash**
- **Stainless Hood with Extended Chimney**
- **Stainless Steel finish Dishwasher, 25 Cu. Ft. Stainless Refrigerator**
- **Under-mount Composite Blanco Sink W/ Delta Faucet in ORB Finish**
- **Walk-in Pantry** with Overhead Light
- **Pre-plumbed** for future **R.O.** system
- **Refrigerator (Pre-plumbed for water line-ice maker)**
- **Etched Glass Pantry Door**

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Luxurious Baths

- **Custom Tile Shower @ Master “No-Step Access-Walk-in”**
- **Granite Vanities & Tile Back-Splash Master Bath w/ Under-mount Porcelain Sinks**
- **Granite Vanity w/ Porcelain Sink & Custom Tile Tub Surrounds @ Baths 2 & 3**
- **Stained Wood Framed Mirrors over Vanities, Linen Cabinet in Master, Bath 2 & 3**
- **Private Water Closet in Master & Elongated Comfort Height Commodes in All Baths**

Exquisite Exteriors

Stone Accents on Front Elevation

- **3 ft. 6” wide 8 Ft. Tall Stained Entry Door w/ Speak Easy & Clavos**
- **Three (3) Coach Lights on Garage**
- **Covered Front Entry & Rear Patio with Stained Wood Lids**
- **Pavers on Drive & Front Walk (Pavers under covered Entry & Rear Patio)**
- **Decorative Hammered Steel Hardware on Garage Doors**
- **Front Yard Landscaping**

Energy Efficiency

- **Dual Glazed Vinyl Windows**
- **R-22+ Blown Wall Insulation System in 2x6 Framed livable area walls**
- **R-49 Blown Foam Ceiling Insulation**
- **Garage Walls (R-19) and Ceiling (R-49 Blown)**
- **R-10 Insulated Foundation (around Structural Concrete & Steel Slab)**
- **14.2 SEER Lennox A/C w/5 Yr. Compressor manufacturer’s warranty**
- **R-8 Insulated-Sealed Duct-work w/Air Balance Ducts at Bedrooms**
- **95% Efficient Lennox Gas Furnace (Access in Garage)**
- **Gas Cook-top**
- **Re-Circulating Hot Water System, 40 Gallon**
- **Insulated Garage Door w/ Windows**
- **36” Gas Fireplace, w/ Stone Surrounds & Hearth, Custom Stained Mantel**

Other Conveniences

- **Wide Interior Doors for easy access**
- **No Step Access at Garage Entry/Exit Door**
- **Laundry Cabinets w/ Sink in Cabinet with Shelf & Chrome Rod, Formica Top**
- **Pre-wired for Security System**
- **Gas Stub for Grill @ Patio**
- **Blinds on Front windows (Full Package Option available)**
- **Refrigerator/Freezer Outlet & Work Bench Outlet in Garage**
- **Lift Master Garage Door Opener & Keyless Panel**
- **Iron Address Plaque**
- **Gutters W/ Down Spouts**
- **Drywall Nice at hallway w/ USB Port outlet**

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