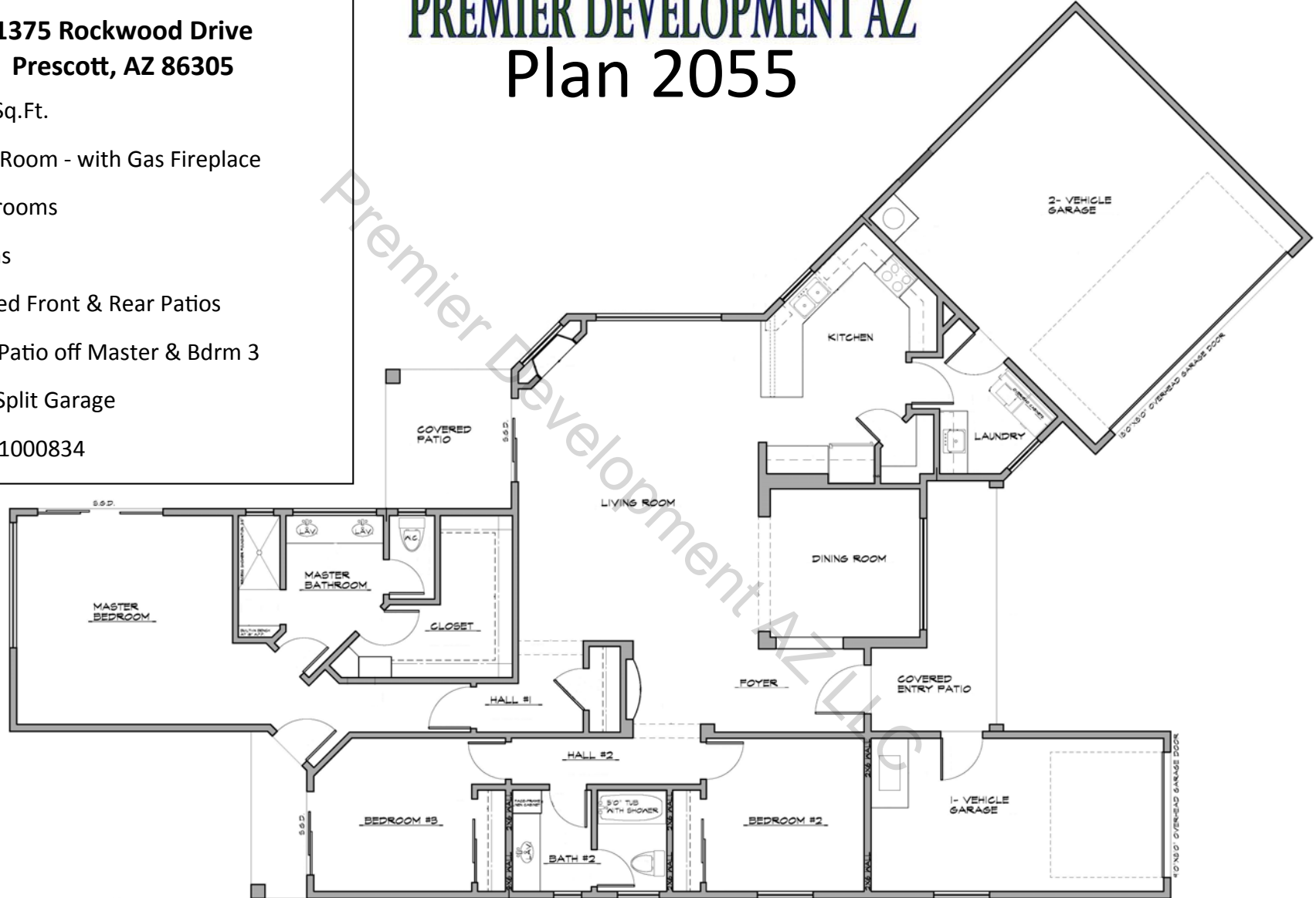


PREMIER DEVELOPMENT AZ Plan 2055

Lot 58R at The Preserve at Prescott

1375 Rockwood Drive
Prescott, AZ 86305

- ◆ 2055 Sq.Ft.
- ◆ Great Room - with Gas Fireplace
- ◆ 3 Bedrooms
- ◆ 2 Baths
- ◆ Covered Front & Rear Patios
- ◆ Open Patio off Master & Bdrm 3
- ◆ 3 Car Split Garage
- ◆ MLS #1000834



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Premier Development AZ LLC - ROC #278145





The PRESERVE Included New Home Features

Lot 58 2055 Sq. Ft. w/ split 3 Car Garage \$595,000 (2-10-17)

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 Master & Family Room
- **Overhead Mushroom lights** in Bedroom 2 & 3
- **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

- **2-10 Year Home Buyers Structural Warranty insurance policy**
- **30 Yr. Shingles** with Class “A” Rated Fire Underlayment
- **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 Cabinet Lights
- **Waste Receptacles in Kitchen Cabinets**
- **2 CM Granite Counter Tops**
- **Kitchen Aid Appliances**
- **Stainless 36” Kitchen Aid Gas Range/Dbl Ovens**, **Stainless Hood & Granite Back-Splash**
- **Stainless Microwave/Hood Combo**
- **Stainless Steel finish Dishwasher**
- **Under-mount Stainless Steel Sink W/ Delta Faucet** in **Brushed Nickel Finish**
- **Walk-in Pantry** with Overhead Light
- **Pre-plumbed** for future **R.O.** system
- **Recess in Wall for 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” & Bench**
- **Granite Vanities & Back-Splash at Master Bath w/ Under-mount Porcelain Sinks**
- **Granite Vanity w/ Porcelain Sink & Custom Tile Tub Surrounds @ Bath 2**
- **Stained Wood Framed Mirrors over Vanities, Linen Cabinet in Master & Bath 2**
- **Private Water Closet in Master Comfort Height Commode in All Baths**

Exquisite Exteriors

Stone Accents on Front Elevation

- **3 ft. 6” wide Stained Entry Door**
- **Four Total (4) Coach Lights on Garages**
- **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**
- **Elevated pad for Grill or Spa**

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-40 Blown)**
- **R-10 Insulated Foundation (around Structural Concrete & Steel Slab)**
- **14.2 SEER Lennox A/C w/10 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 & 220V to Range**
- **Re-Circulating Hot Water System, 40 Gallon**
- **Insulated Garage Door w/ Windows**
- **36” Gas Fireplace, w/ Stone Face and 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, Granite Top**
- **Pre-wired for Security System**
- **Gas Stub for Grill @ Patio**
- **Blinds on all operable windows & sliding glass doors**
- **Refrigerator/Freezer Outlet & Work Bench Outlet in Garage**
- **Two Garage Door Openers & Four Remotes**
- **Stucco/Stone Mailbox w/ Address Plaque**
- **Gutters W/ Down Spouts**
- **Fire Sprinklers per City code**



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