



Granite Dells Estates

Sales & Marketing by:



Premier Sales Team ♦ 928-239-3635

Premier Development AZ LLC

www.PremierDevelopmentAZ.com

1305 Westridge Drive ♦ Prescott, AZ 86305

Office 928-227-2043 ♦ Fax 877-777-9780

ROC 278145



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 \$545,000
- Plan 2634: 2634 Sq.Ft., Great Room with Gas Fireplace, 3 Bedrooms, Office/Den, 2.5 Baths, 990 Sq.Ft. 3 Car Garage \$665,000
- 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 \$685,000

See Virtual Tour: www.5247SweepingGraniteWay.com
or www.tourfactory.com/2912380

Prices for Home Only, Lot Not Included



**Pricing Effective 4-1-22
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 36” 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)

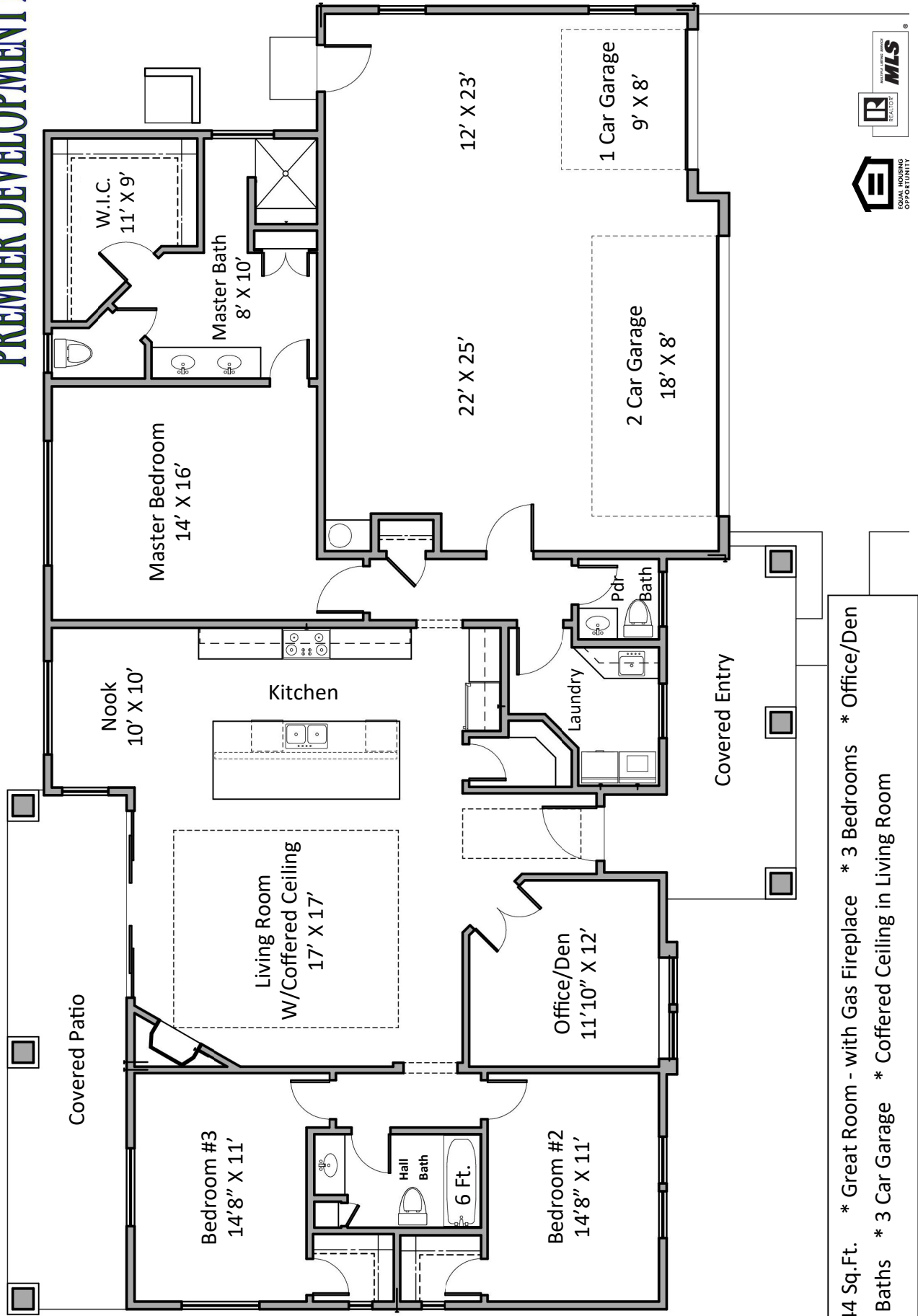
IMPORTANT: Brands & Specifications are currently subject to market availability

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

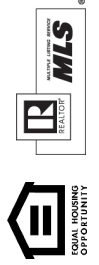
protection. Certain Lots and Driveway Lengths may require Fire Sprinklers per the City of Prescott.

(3-9-22)

Plan 2244

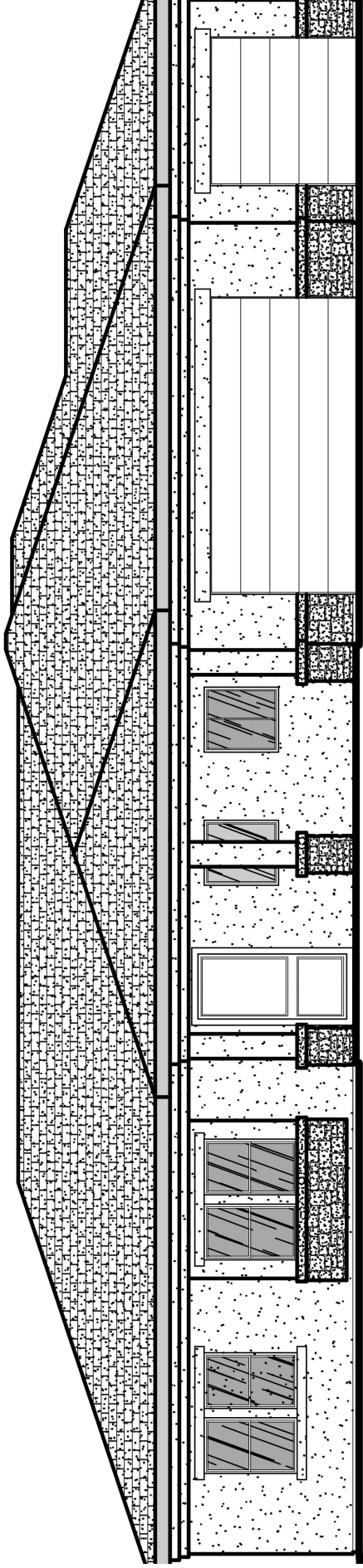


* 2244 Sq.Ft. * Great Room - with Gas Fireplace * 3 Bedrooms * Office/Den
 * 2.5 Baths * 3 Car Garage * Coffered Ceiling in Living Room

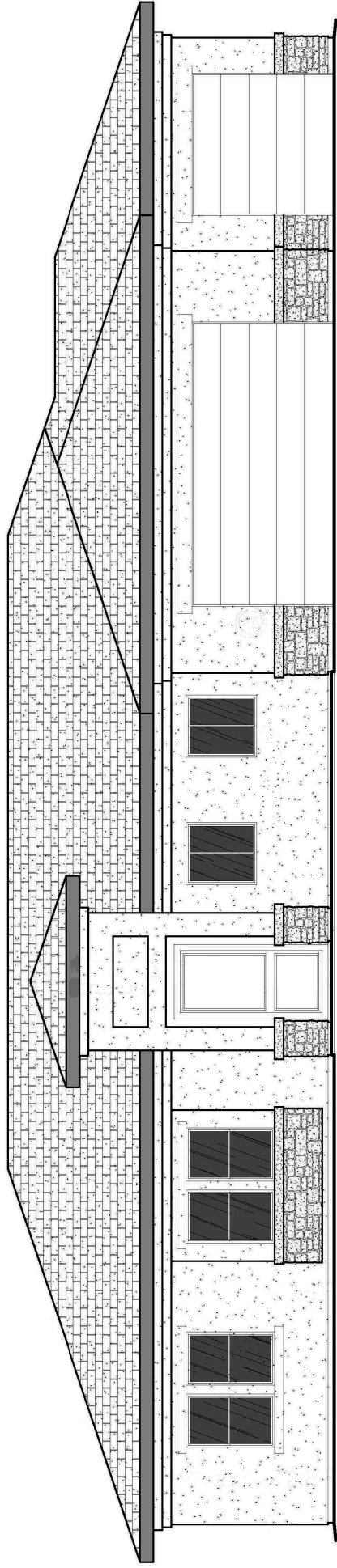




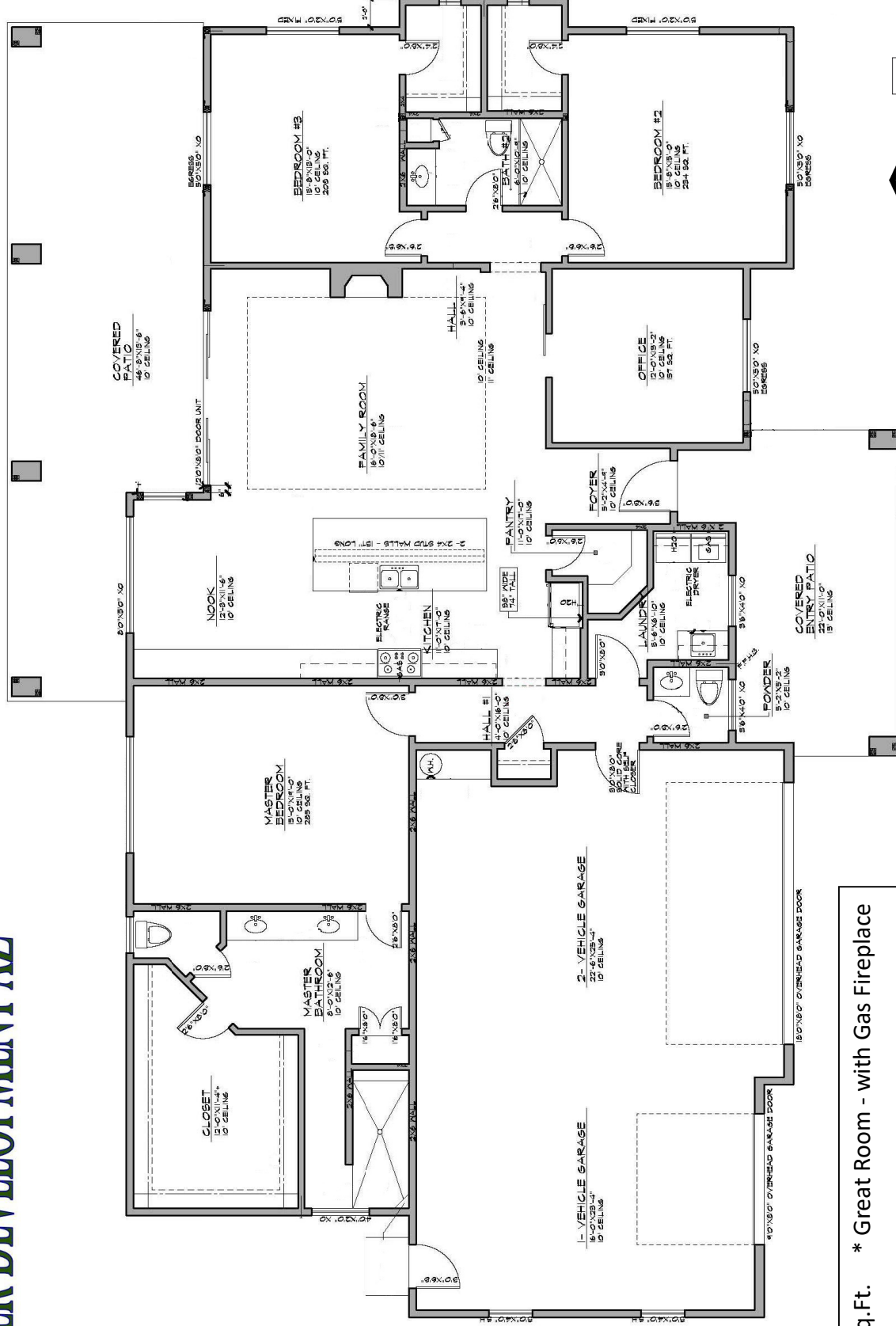
Plan 2244



Plan 2244 - Elevation "A"

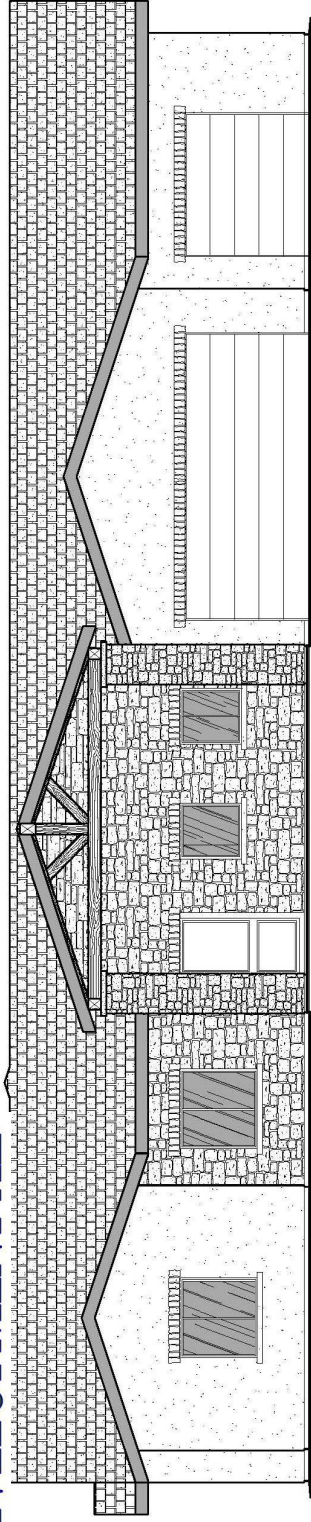


Plan 2244 - Elevation "C"



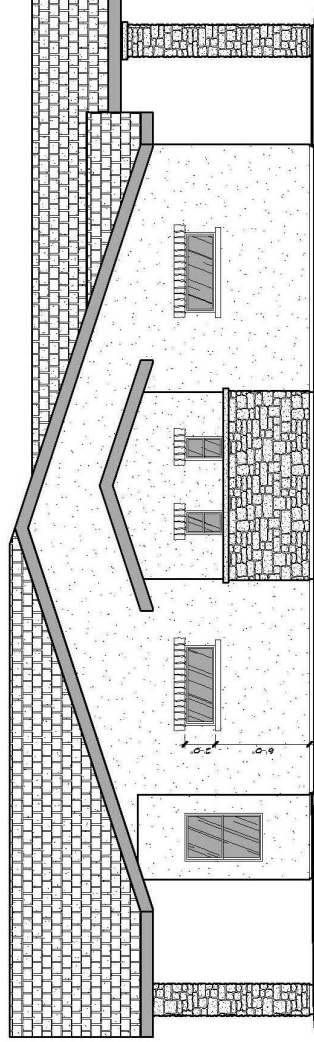
* 2634 Sq.Ft. * Great Room - with Gas Fireplace
 * 3 Bedrooms * 2.5 Baths * 3 Car Garage



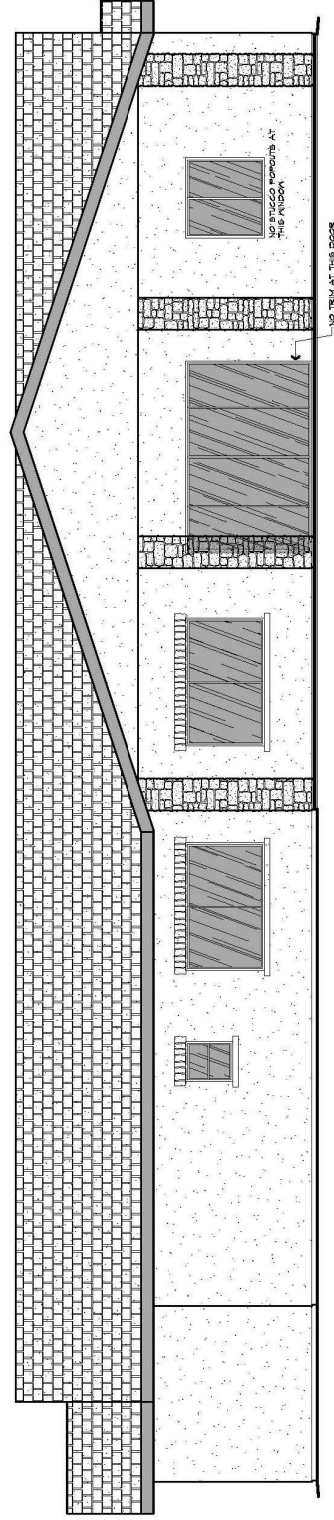


STONE VENEER

4" T&G BOARD AT FRONT DOOR



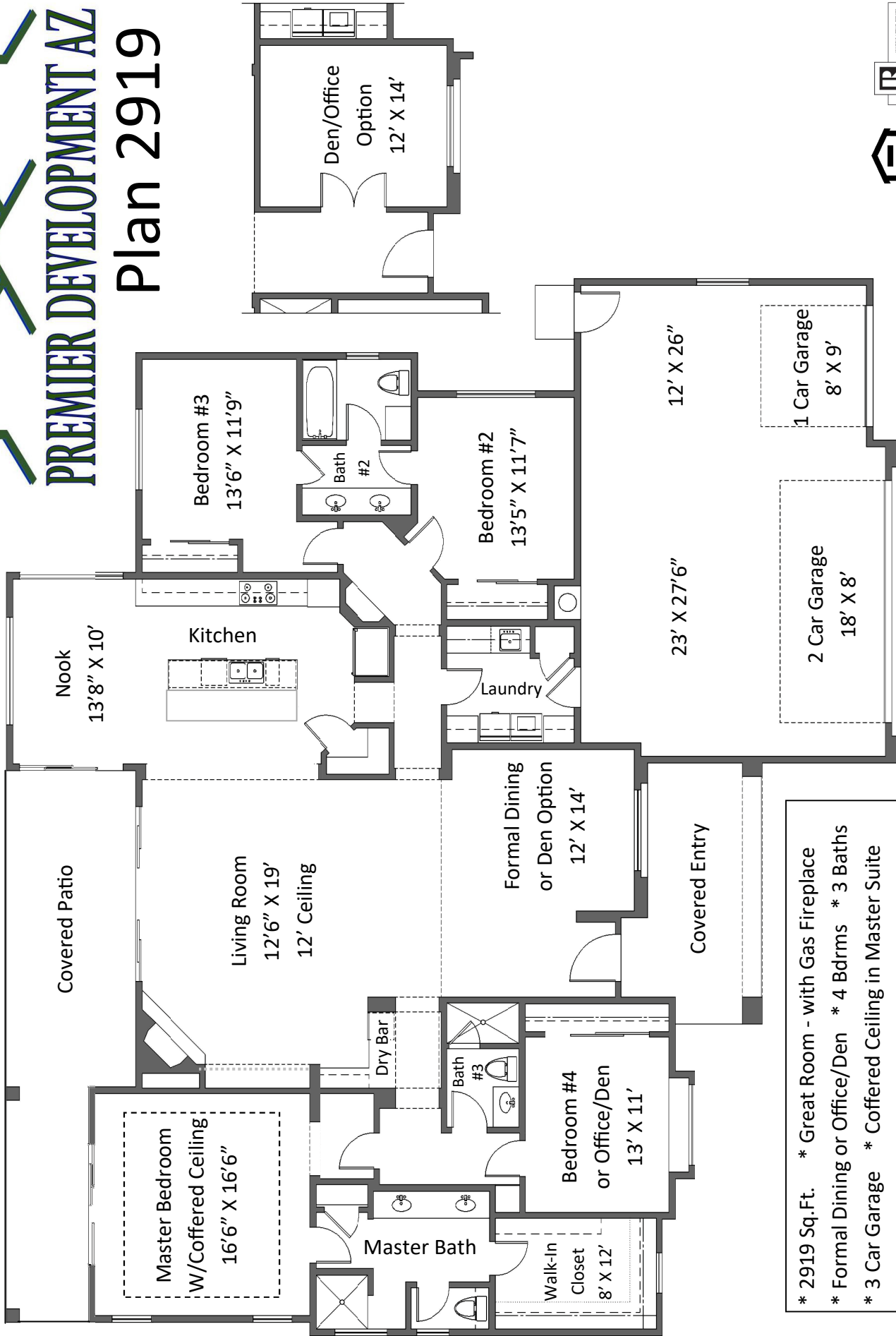
SHUTTER BOARD AT THIS WINDOW UNIT



NO SHUTTS FORWARD AT THIS WINDOW

NO TRIM AT THIS DOOR

Plan 2919

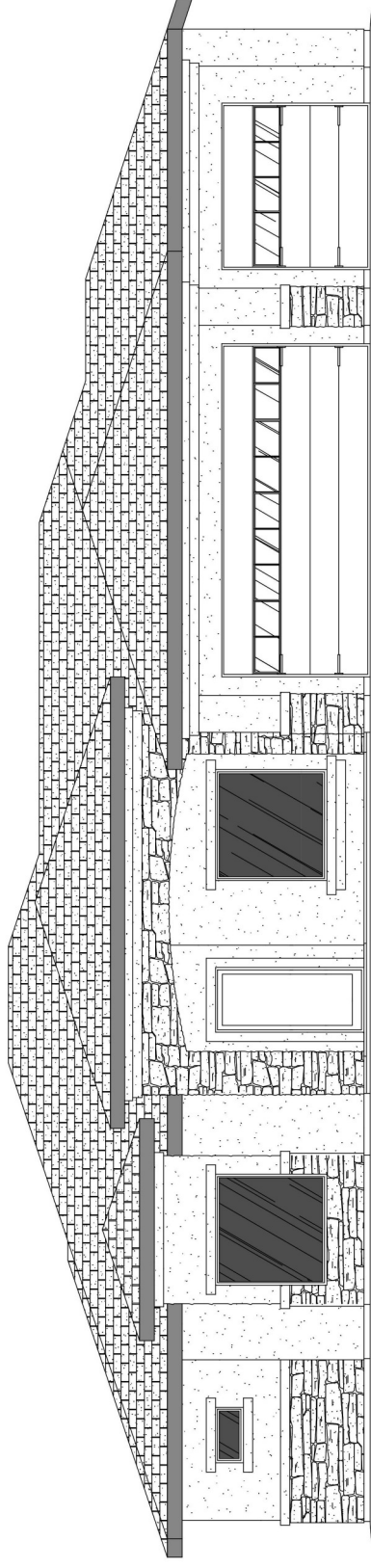


- * 2919 Sq.Ft. * Great Room - with Gas Fireplace
- * Formal Dining or Office/Den * 4 Bdrms * 3 Baths
- * 3 Car Garage * Coffered Ceiling in Master Suite

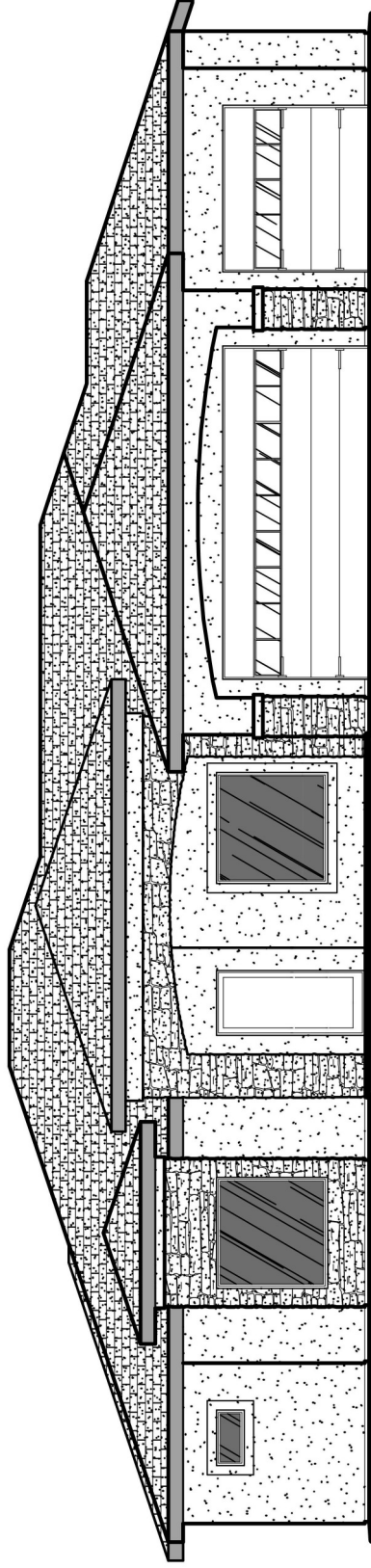




Plan 2919



Plan 2919 - Elevation "A"



Plan 2919 - Elevation "C"