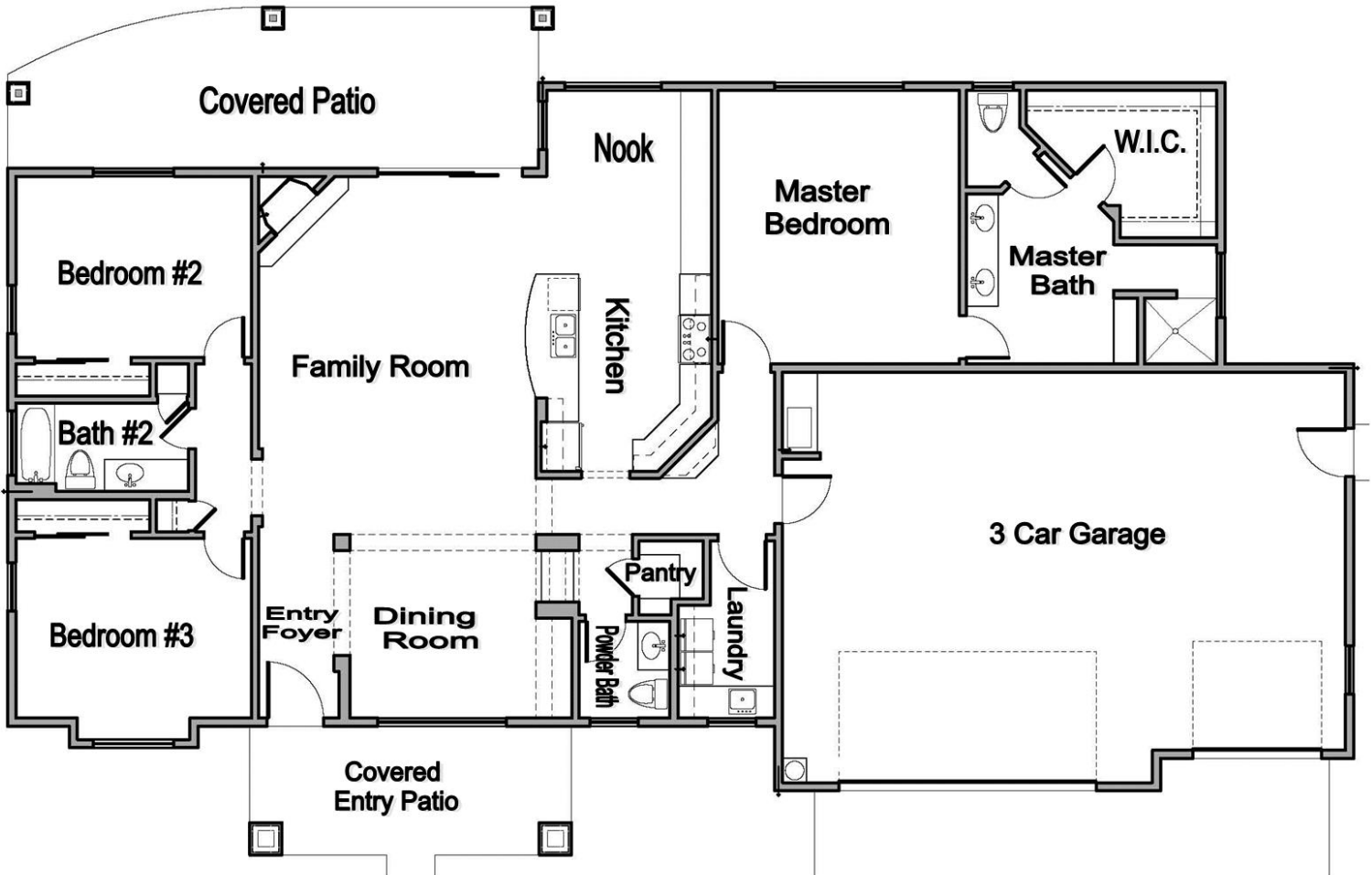


PREMIER DEVELOPMENT AZ

PLAN 2233



The Preserve at Prescott Lot 13R
1338 Westridge Drive Prescott, AZ 86305
2233 Sq.Ft. w/25 Ft. deep 3 Car Garage
3 Bedrooms, 2.5 Baths, plus Den or Formal Dining



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. Members of the selling entity are licensed Real Estate Brokers in the state of Arizona.

Premier Development AZ LLC - ROC #278145



The PRESERVE Included New Home Features

Lot 13R – 1338 Westridge Dr. Prescott, AZ 86305 2233 sq. ft. w/ 3 Car Garage

Distinctive Interiors

- **Tile w/ “Wood Look” Flooring** in Dining Room
- **18 to 20 inch Ceramic Tile** in Entry & Wet Areas, **Inset Design in Entry**
- **Carpet in Bedrooms**
- **4 ¼ inch Base Boards** (Placed “after” Flooring)
- **Flutes & Rosette Trim @ Entry & Fire Door**
- **Lever Door Hardware** (ORB Finish) on **Cheyenne Designer Interior Doors**
- **Ten Foot Flat Ceilings** with **Hand Trowel Texture** ceilings & walls
- **Soft Flat-Washable Two Tone Interior Paint** (Doors, Trim & Base-Semi Glass)
- **Ceiling Fans w/Lights** in Master & Family Room, **Overhead Lights** Bedroom 2 & 3
- **Cable TV Outlets**, Bedrooms & Great Room, **Phone Outlets**, Kitchen & Bedrooms
- **Duplex Floor Outlet** in Family Room, **USB Ports @ Hall & Kitchen Counter**
- **Solid Core 8’ Bedroom Doors**
- **Ample Double Shelves** in Closets with **Chrome Rods (Closet Organizer @ Master)**
- **“Painted” Window Sills & Window Trim**
- **Faux Wood Blinds in Front Windows, Faux Wood Beams @ Dining Ceiling**
- **Dry Bar Cabinets @ Master Hall w/ USB port, Butler Bar Cabinets @ Dining**
- **Crown Molding @ Master Ceiling**
- **Recessed/Back-lit Hutch space @ Dining Area**

Quality Construction

- **2-10 Home Buyers Structural Warranty insurance policy**
- **30+ Year Shingles** with Class “A” Rated Fire Underlayment (Add \$5K for tile)
- **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 height 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 or 3 CM Granite Counter Tops** in Kitchens highlighted by **Double Pendant Light**
- **KITCHEN AID Appliances**
- **Stainless Microwave with Hood**
- **Stainless Gas Range with Double Stack Oven (One large-One small)**
- **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**

Premier Development AZ LLC, an Arizona limited liability company, reserves the right to make changes and substitutions to features as it deems necessary. All features listed here are subject to change without notice. This is not a binding document. Members of the selling entity are licensed Real Estate Brokers in the State of Arizona. Premier Development AZ ROC #278145 www.PremierDevelopmentAZ.com

Luxurious Baths

- **Custom Tile Shower @ Master “No-Step Access-Walk-in” & Inset Wall Shelf**
- **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**
- **Powder Bath Cabinet & Porcelain Sink**

Exquisite Exteriors

- **Stone Accents on Front Elevation**
- **3 ft. 6” wide Stained Entry Door with Clavos & Speak Easy**
- **Three (3) Coach Lights on Garage**
- **Covered Front Entry & Rear Patio with Stained Wood Lids**
- **Pavers on Drive & Front Walk (Pavers under covered Porch & Rear Patio)**
- **Decorative Hardware on Garage Doors with Windows**

Energy Efficiency

- **Dual Glazed Vinyl Low-E Windows**
- **R-22+ Blown Wall Insulation System in 2x6 Framed livable area walls**
- **R-49 Blown Cellulose 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**
- **R-8 Insulated-Sealed Duct-work w/Air Balance & Jump Ducts at Bedrooms**
- **95% Efficient Lennox Gas Furnace (Access in Garage)**
- **Gas & 220V to Cook-Top & Dryer**
- **Re-Circulating Hot Water System, 40 Gallon**
- **Insulated Garage Door**
- **36” Gas Fireplace, w/ Stone, Raised Hearth w/Flagstone top & Stained Wood 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 future Security System**
- **Gas Stub for Grill @ Patio**
- **Refrigerator/Freezer Outlet & Work Bench Outlet in Garage**
- **Garage Door Opener & Two Remotes**
- **Closet Organizer system in Master Closet**
- **Mailbox w/ Address Plaque & Solar Light**
- **Gutters W/ Down Spouts & Chains**
- **½ + or - Acre Lot**
- **No HOA Dues (City of Prescott maintained trail system in The Preserve)**
- **Landscaping Allowance**

(5-9-16)