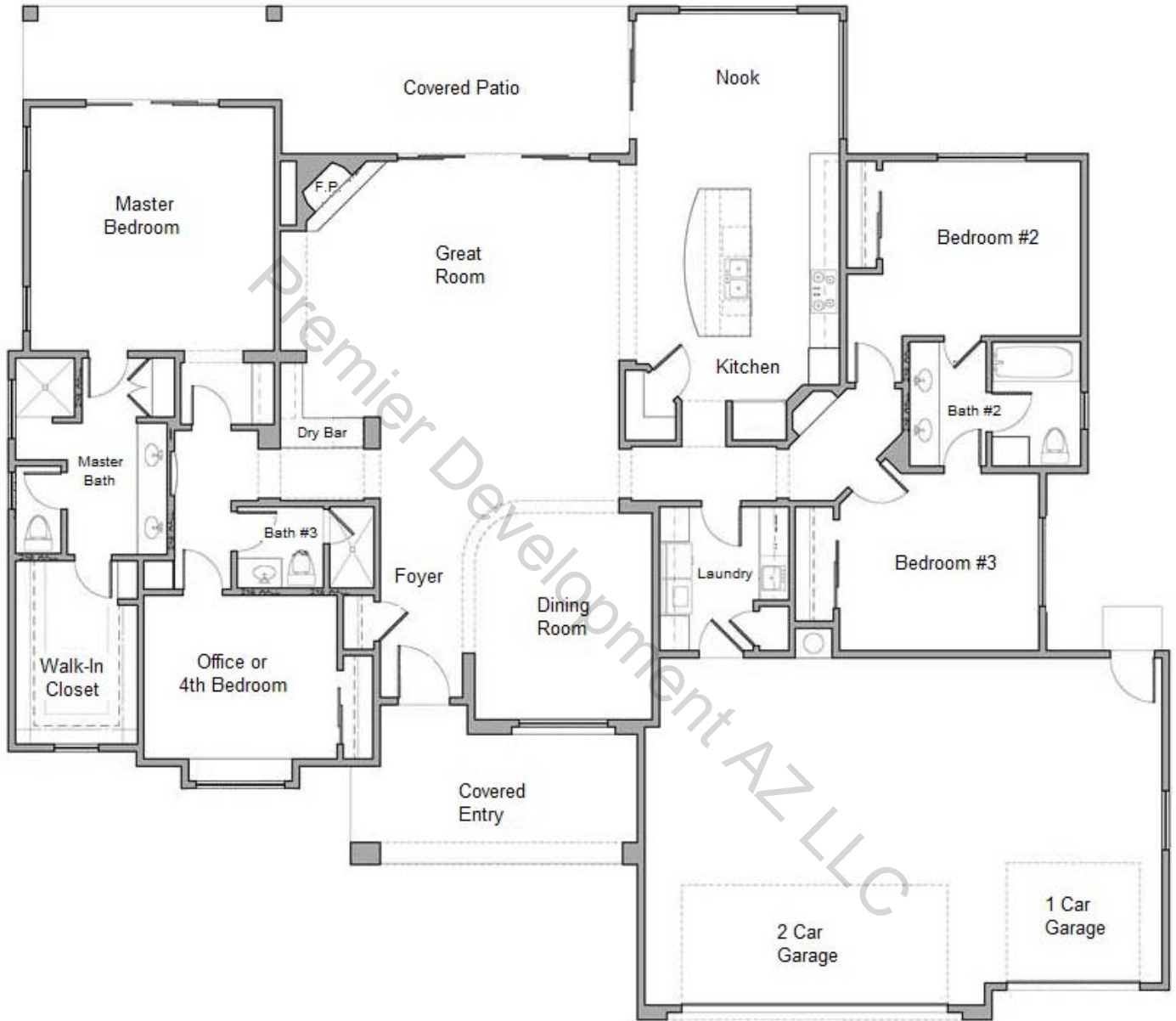


# PREMIER DEVELOPMENT AZ

## PLAN 2919



**Granite Dells Estates—Lot 175**

**3274 Stone Cliff Court Prescott, AZ 86301**

**2919 Sq.Ft. with 3 Car Garage**

**4 Bedrooms, 3 Baths, Formal Dining**



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## The Enclave-Granite Dells Estates Included New Home Features

**Lot 175 - 2919 Sq. Ft. with 857 Sq./Ft. 3 Car Garage**

### Distinctive Interiors

- **Wood Look Tile Flooring** in Dining Room
- **18x 18 Ceramic Tile** in Entry & Wet Areas
- **Carpet in Bedrooms**
- **4 ¼ inch Base Boards** (Placed “after” Flooring) **4 Flutes & Rosette Trim accents**
- **Lever Door Hardware** (ORB 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 Room Ceiling**

### Quality Construction

- **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, 3<sup>rd</sup> 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/Double Oven, Stainless Hood & Granite Back-Splash**
- **Stainless Steel finish Dishwasher, 25.5 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**
- **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-40 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**
- **Granite Counter in Master Entry w/ USB Port outlet**
- **Wood-Top Counter Guest hallway w/ USB Port outlet**
- **Dry-bar Cabinets at family Room**

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