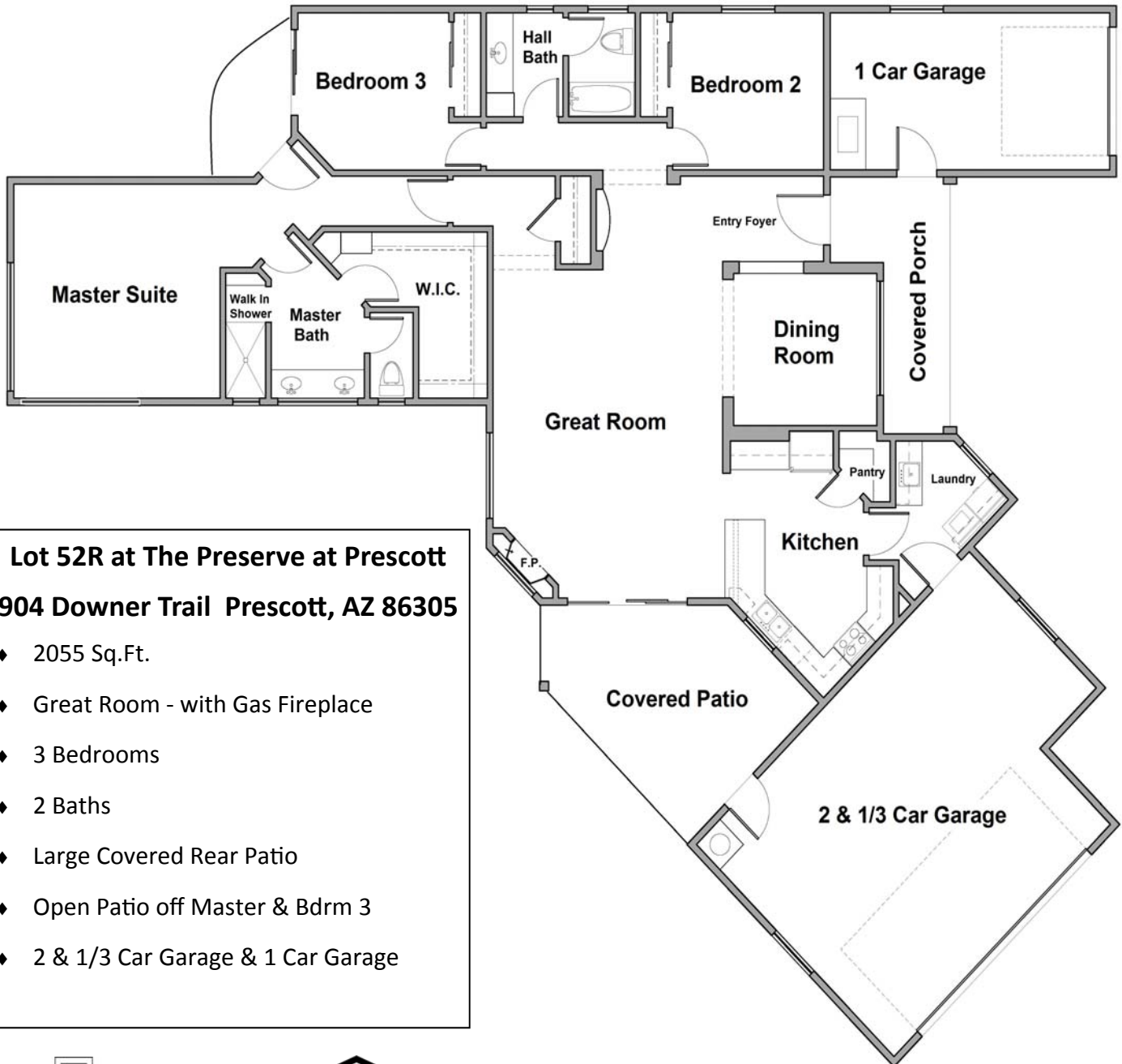


# PREMIER DEVELOPMENT AZ

## Plan 2055



**Lot 52R at The Preserve at Prescott**  
**904 Downer Trail Prescott, AZ 86305**

- ◆ 2055 Sq.Ft.
- ◆ Great Room - with Gas Fireplace
- ◆ 3 Bedrooms
- ◆ 2 Baths
- ◆ Large Covered Rear Patio
- ◆ Open Patio off Master & Bdrm 3
- ◆ 2 & 1/3 Car Garage & 1 Car Garage



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## The PRESERVE Included New Home Features

Lot 52 2055 sq. ft. with 2 Car Garage & 1 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 & Garage Entry Door**
- **Lever Door Hardware** (ORB Finish) on **Cheyenne Designer Interior Doors**
- **Ten Foot Flat Ceilings** with **Hand Trowel Texture** ceilings & walls
- **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 Port @ Hall Kitchen Counter**
- **Solid Core 8’ Bedroom Doors**
- **Ample Double Shelves** in Closets with **Chrome Rods (Closet Organizer @ Master)**
- **“Painted” Window Sills**
- **Faux Wood Blinds on front Windows**, **Faux Wood Beams @ Dining Room Ceiling**
- **Crown Molding @ Master Ceiling**

### Quality Construction

- **2-10 Year Home Buyers Structural Warranty insurance policy**
- **Concrete Roof Tile** 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 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 CM Granite Counter Tops** in Kitchens highlighted by **Two (2) Pendant Lights**
- **KITCHEN AID Stainless Appliances**
- **Double Stacked Oven (One large & One small)**
- **Stainless 36” Gas Cooktop**, **Stainless Micro/Hood & Dishwasher**
- **Stainless Steel finish Dishwasher**
- **Under-mount Café Composite 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)**
- **Large Pantry**

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## **Luxurious Baths**

- **Custom Tile Shower @ Master “No-Step Access-Walk-in” & Inset Shampoo/Soap Niche**
- **Granite Vanities & Back-Splash at Master Bath w/ Undermount Porcelain Sinks**
- **Granite Vanity w/ Undermount Porcelain Sink & Custom Tile Tub Surrounds @ Bath 2**
- **Stained Wood Framed Mirrors & Medicine Cabinets, Linen Cabinet Bath 2, Shelves Master**
- **Private Water Closet in Master & Comfort Height Commode in All Baths**

## **Exquisite Exteriors**

### **Stone Accents on Front & Side Elevation**

- **3 ft. 6” wide Stained Entry Door with Clavos & Speak Easy Door**
- **Four (4) Coach Lights on Garage(s)**
- **Covered Front Entry & Rear Patio with Stucco Ceilings-Stucco under eaves**
- **Pavers on Drive & Front Walk (Pavers under covered Entry & Rear Patio)**
- **Decorative Hardware on Garage Doors with Windows**

## **Energy Efficiency**

- **Dual Glazed Vinyl 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 Ducts at Bedrooms**
- **95% Efficient Lennox Gas Furnace (Access in Garage)**
- **Gas & 220V to Cook-Top & Dryer**
- **Re-Circulating Hot Water System, 40 Gallon Water Heater**
- **Insulated Garage Door**
- **36” Gas Fireplace w/ Stone 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 Counter Top**
- **Pre-wired for future Security System**
- **Gas Stub for Grill @ Patio**
- **Refrigerator/Freezer Outlet in main garage & Work Bench Outlet in Garages**
- **Two Garage Door Openers & Four Remotes**
- **Mailbox w/ Address Plaque & Solar Light**
- **Gutters W/ Down Spouts**
- **No HOA Dues (City of Prescott maintained trail system in The Preserve)**

(9/6/16)

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