

Miramonte at Flagstaff Ranch



Community Sales Counselor:

Greg Ring | gregring@longrealty.com

(928) 853-0338





Miramonte at Flagstaff Ranch

*Base Pricing

2,372 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, Study, 2 Car Garage	Elevation A - \$569,900 Elevation B - \$573,400 Elevation C - \$576,800
2,963 Sq. Ft. 4 Bedrooms, 4.5 Bathrooms, Den, 2 Car Garage	Elevation A - \$654,900 Elevation B - \$660,400 Elevation C - \$666,800
3,008 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, Den, 2 Car Garage	Elevation A - \$659,900 Elevation B - \$662,900 Elevation C - \$669,900
3,300 Sq. Ft. 3 Bedrooms, 3.5 Bathrooms, Study, 2 Car Garage	Elevation A - \$697,900 Elevation B - \$701,500 Elevation C - \$716,800
3,425 Sq. Ft. 5 Bedrooms, 4 Bathrooms, 2 Powder Rooms, 2 Car Garage	Elevation A - \$714,900 Elevation B - \$719,900 Elevation C - \$727,400

*Additional site work costs are possible based on lot and plan selection and can be priced upon request.

*Lot Ownership requires the purchase of a social membership, at a minimum, and membership must be purchased through MMFL, LLC at Close of Escrow.

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LC671742000



www.miramontehomes.com

Prices and terms are subject to change, prior sale, selected lot premiums and/or predetermined options. Prices shown refer to the base house and do not include any optional features. Photos and/or drawings of homes show upgraded landscaping and may not represent the lowest-priced homes in the community. Miramonte Homes reserves the right to make changes to its home designs and to build more or fewer homes than currently planned. All renderings and floor plans in these materials are artists' conceptual drawings and will vary from the actual plans and homes as built. Square footage numbers are approximate and may vary depending on the standard measurement used. Revised 6/21/2018





Flagstaff Ranch Build on Your Lot Base Pricing

*Base Pricing

2,372 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, Study, 2 Car Garage	Elevation A - \$450,900 Elevation B - \$454,900 Elevation C - \$457,900
2,963 Sq. Ft. 4 Bedrooms, 4.5 Bathrooms, Den, 2 Car Garage	Elevation A - \$519,900 Elevation B - \$524,900 Elevation C - \$530,900
3,008 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, Den, 2 Car Garage	Elevation A - \$526,900 Elevation B - \$529,900 Elevation C - \$536,900
3,300 Sq. Ft. 3 Bedrooms, 3.5 Bathrooms, Study, 2 Car Garage	Elevation A - \$551,900 Elevation B - \$555,900 Elevation C - \$570,900
3,425 Sq. Ft. 5 Bedrooms, 4 Bathrooms, 2 Powder Rooms, 2 Car Garage	Elevation A - \$560,900 Elevation B - \$565,900 Elevation C - \$573,900

*Additional costs for site work, HOA approval, and site improvement related costs are the responsibility of the lot owner and excluded from the base pricing.

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Flagstaff Ranch

COMMUNITY INCLUDED FEATURES:

Exterior Features:

Exterior Stone Veneer
Rear Covered Decks
30 year Architectural Grade Shingles
Front Yard Landscaping with Automatic Drip System
8' Weather Resistant Entry Door

Stylish Interior Features:

Beautiful 20 X 20 Porcelain Tile Flooring at Kitchen, Baths and Laundry
Hardwood Floors (per plan)
8 Foot Interior Doors
9 Foot Ceilings
Hand Textured Drywall Finish
Rounded Drywall Corners Including Windows
Gas Fireplace with tile surrounds in Great Room
Levered Hardware in Satin Nickel Finish
Designer Interior Lighting Package
Cat 6 Phone Pre Wires in Kitchen, Den/Study & All Bedrooms
RG6 Cable Pre Wires in Great Room, Den/Study & All Bedrooms
Ceiling Fan Pre Wires at Great Room & All Bedrooms
Satellite Pre Wire
Security System Pre Wire
Finished Garages with Garage Door Openers
Carriage Garage Doors

Kitchens Include:

Granite Slab Countertop
42" Upper Country Wood Cabinets
Undermount Stainless Steel Sink
1/3 Horsepower Garbage Disposal
Recessed Can Lighting
GE Profile Energy Star Appliances-Gas Range, Dishwasher & Microwave-Choice Stainless Steel

Bathrooms Include:

Granite Counter Tops in all Baths
Porcelain Tile Surrounds in all Baths
Executive Height Vanity with Dual Sinks at Master & Secondary Baths
Separate Water Closet at Master Bath
Pedestal Sink at Powder Room
Low Flow Comfort Height Elongated Toilets

Energy Efficient Features:

Dual Pane Low E Windows
95 % Gas Efficiency Furnace
75 Gallon Hot Water Heater with Recirculation Pump
R19 Wall System
R-38 Batt Insulation in Ceilings of Living Areas
2 X 6 Exterior Walls
Programmable Thermostats (3) One on each level

Personalize Your Home:

A/C Optional
Rear Yard Landscaping Packages
Gas Fire Place at Master Bedroom
Guest Suite (Per Plan)
Casita (Per Plan)

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Miramonte Flagstaff Office:

102 S. Mike's Pike Place Flagstaff, AZ 86001. 928.774.0028

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01/30/2017





MIRAMONTE AT FLAGSTAFF RANCH

