



MIRAMONTE
H O M E S

PRESIDIO IN THE PINES PHASE III



www.MiramonteHomes.com
(928) 707-1095



PRESIDIO IN THE PINES PHASE III **(includes Phase I, Scatter Lots)**

Base Pricing

1415 Plan *1,455 Sq. Ft. 2 Bedrooms w/ Study, Optional 3rd Bedroom 2 Bathrooms, 2 Car Garage	Elevation A - \$338,900 Elevation B - \$343,400
1,609 Sq. Ft. 2 Bedrooms w/ Study, Optional 3rd Bedroom, 2 Bathrooms, 2 Car Garage	Elevation A - \$349,400 Elevation B - \$353,900
1,613 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, 2 Car Garage	Elevation A - \$342,900 Elevation B - \$347,400
1,948 Sq. Ft. 3 Bedrooms w/ Master Down, 2.5 Bathrooms Den, Loft or Optional 4th Bedroom, 2 Car Garage	Elevation A - \$367,900 Elevation B - \$372,400
*2,013 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, 2 Car Garage Den, Optional 2nd Master Suite Down, Optional 4th Bedroom with 3rd Bathroom	Elevation A - \$372,900 Elevation B - \$377,400

*Some Options will change livable Sq. Ft.

Community Sales Counselors

Judy Ivicsek, Kelly Ivicsek

Stephan Timberlake, Danette Otzen

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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 08/31/2018 Represented by: Long Realty Flagstaff LC671742000





Presidio in the Pines

COMMUNITY INCLUDED FEATURES:

Exterior Features:

Rear Covered Patios (per plan and lot fit)
30 year Architectural Grade Shingles
Front Yard Landscaping with Automatic Drip System
8' Weather Resistant Entry Door
Stained Cedar Wood Picket Fence with (1) Gate
2 Heat tape outlets w/ lighted switch

Stylish Interior Features:

Beautiful 18 X 18 Porcelain Tile Flooring at Entry, Kitchen, Baths, and Laundry
8 Foot, 6 Panel Doors
9 Foot Ceilings
Hand Textured Drywall Finish
Rounded Drywall Corners Including Windows
Levered Hardware in Chrome Finish
Designer Interior Lighting Package
Cat 5 Phone Pre Wires in Kitchen & Master Bedroom
Clare Control Home Automation
RG6 Cable Pre Wires in Master Bedroom & Great Room
Ceiling Fan Pre Wires at Great Room and All Bedrooms
Satellite Pre Wire
Finished Garages with Garage Door Openers
Panel Garage Door

Kitchens Include:

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

Bathrooms Include:

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

Energy Efficient Features:

Dual Pane Low E Windows and Sliding Glass Doors
95 % Gas Efficiency Furnace
50 Gallon Water Heater with Recirculation Pump
R19 Wall System
R-38 Batt Insulation in Ceilings of Living Areas
2 X 6 Exterior Walls
Energy Star GE Appliances
Programmable Thermostats

Personalize Your Home:

A/C Optional
Rear Yard Landscaping Packages
Security System Pre-Wire
Garage Insulation
Gas Fireplace

Miramonte at Presidio in the Pines Sales Office
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EQUAL HOUSING
OPPORTUNITY

PRESIDIO IN THE PINES PHASE III

