

# Miramonte at Switzer Canyon



Community Sales Counselor

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## Switzer Canyon Luxury Townhomes

Base Pricing

<b>2,247 Sq. Ft. Triplex (Center Unit)</b>	<b>\$464,900</b>
<b>2,247 Sq. Ft. Duplex (End Unit)</b>	<b>\$469,900</b>
<b>3 Bedrooms, 2.5 Bathrooms, 2 Car Garage</b>	
<b>Covered Deck, Rear 2nd Level Balcony</b>	
<b>2 Floor Plan Layouts Available</b>	
<b>2,421 Sq. Ft.</b>	<b>\$489,900</b>
<b>3 Bedrooms, 2.5 Bathrooms, 2 Car Garage</b>	
<b>Opt. Main Level Kitchen &amp; Master Bath Layout</b>	
<b>Opt. Lower Level Master Suite 2</b>	
<b>2,421 Sq. Ft. (For Lots 1 thru 6 Only)</b>	<b>\$482,900</b>
<b>3 Bedrooms, 2.5 Bathrooms, 2 Car Garage</b>	
<b>Opt. Main Level Kitchen &amp; Master Bath Layout</b>	
<b>Opt. Lower Level Master Suite 2</b>	
<b>2,962 Sq. Ft.</b>	<b>\$549,900</b>
<b>3 Bedrooms, 2.5 Bathrooms, 2 Car Garage</b>	
<b>Opt. 2nd Master Suite w/Bonus Room,</b>	
<b>Opt. Master Bath Layout w/Tub &amp; Separate Shower</b>	

**SALES OFFICE**  
**(928) 707-1208**

**[www.MiramonteHomes.com](http://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 10/26/18





## Switzer Canyon

### 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:**

Elegant Designer Flooring  
Throughout Common Living Areas 20x20 Porcelain Tiles at Laundry and Baths  
8 Foot Interior Doors  
9 Foot Ceilings  
Hand Textured Drywall Finish  
Rounded Drywall Corners Including Windows  
Gas Fireplace with tile surrounds in Great Room  
Choice of Contemporary Hardware Finishes  
Designer Interior Lighting Package  
Cat 5 Phone Pre Wires in Kitchen & All Bedrooms  
RG6 Cable Pre Wires in Great Room & All Bedrooms  
Ceiling Fan Pre Wires at Great Room & All Bedrooms  
Satellite Pre Wire  
Security System Pre Wire  
Finished Garages with Garage Door Openers  
Rustic Steel Garage Doors

#### **Kitchens Include:**

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

#### **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 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)  
2<sup>nd</sup> Master Suite (Per Plan)

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# MIRAMONTE

## HOMES

