

PROJECT INFORMATION AND AMENITIES

Sedona Villas Phase III

LOCATION

- Gateway to Sedona's Red Rock Country
- Quiet neighborhood in treed area of single family homes
- Sidewalk access to shops, dining, art galleries, cafes, supermarket, banking, and medical facilities
- Minutes to spa and fitness facilities, trails for hiking and biking and spectacular Red Rock views

NEW CONSTRUCTION

- Phase III limited to just 4 lots
- Follows sell out of all 11 lots and homes in Phases I and II
- Larger lot areas, and larger floor plans - homes include upscale amenities
- Unique floor plans for each specific homesite to maximize retention of existing mature trees
- Quality builder - Hamman Custom Homes - has excellent reputation

PRE-BUILD PRICE \$469,800

- Buy directly from land owner and separately from builder
- No project developer results in no developer fees
- Cost to purchaser for a lot plus home price is lower than other new homes in Sedona
- Price includes allowances for purchaser custom selections
- Financing available for qualified buyers

EXTERIOR FEATURES AND FINISHES

- One-of-a-kind custom designed homes
- "Soft Santa Fe" style architecture - with walled front entry courtyards
- Belgard Cambridge cobble pavers at entry walkway at garage driveway and rear patio
- Energy saving R-30 ceiling insulation - R-19 exterior wall insulation and 2"x6" framing
- Dual pane thermal efficient windows
- Ground level entry to homes

INTERIOR FEATURES AND FINISHES

- Efficient 3 bedroom/2 bath floor plans with generously sized great room, kitchen, master suite and bedrooms
- Direct entry from 2-car garage (see plans)
- Ceramic floor tile in entry foyer, kitchen, bathrooms, and utility room
- Carpeting in all bedrooms and walk-in closet
- Choice of hardware, color and materials

HEATING, COOLING, AND PLUMBING

- High efficiency heating and air conditioning system and hot water heater - split system with 80% FAU, 14 SEER A/C
- Programmable thermostat
- Plumbing system includes recirculating hot water and rough-in for soft water unit

DISTINCTIVE KITCHENS AND BATHROOMS

- Hardwood cabinets choice of door styles and finish
- Granite countertops, or other materials choices
- Energy efficient appliance allowance
- Ceramic tile walls and pan in master bath shower and rimless glass shower door
- Second bath has porcelain finished steel tub and ceramic tile wall surrounds
- Choice of designer sinks with single lever faucet pull out spray
- Large Master Suite walk-in closet w/built in shelving
- Rimless mirrors in bathrooms

ELECTRICAL AND SAFETY FEATURES

- Pre-wired for cable outlets and ceiling fans in great rooms and bedrooms. Telephone outlets in great room, kitchens, and all bedrooms
- Decora switches
- 200-amp electrical service
- Smoke detectors

PROPERTY OWNERS ASSOCIATION

- CC&R's provide for a property owners association and exterior architectural guidelines
- Common area charges estimated at \$45 per month

PROPERTY TAXES

- Property taxes estimate \$2,700/yr. (see Public Report)

NOTE - Because of the builder's commitment to quality, it consistently seeks new and improved materials and features and, therefore, reserves the right to modify the offering including design, exterior, interior, features and construction material without notice. All plans, renderings, site plans, and marketing material are artist's conceptions and not necessarily to scale. Consult with builder to obtain accurate sizes, dimensions or material currently offered.