

## There's Still Time!

First-time homebuyer?  
Buy a Pepper Viner home  
and qualify for \$8000  
from U.S. Government.

(See homes, pages 2 & 3)



## The Build-on-Your-Lot Program

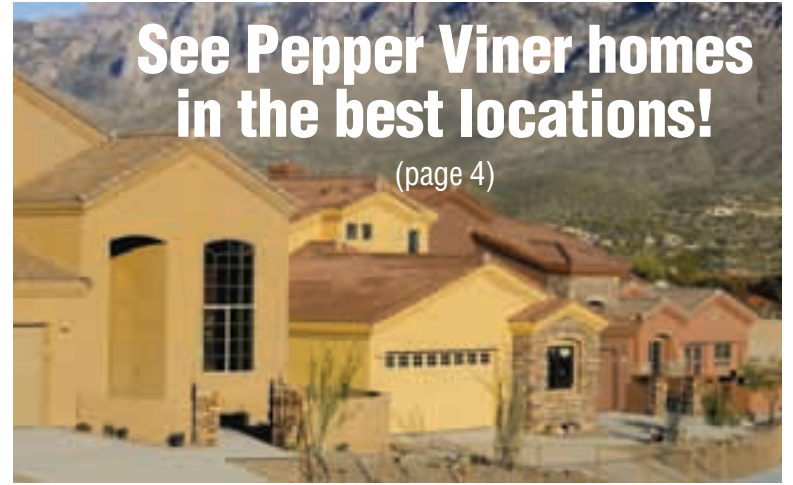
puts a Pepper Viner home  
anywhere  
you want.

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## See Pepper Viner homes in the best locations!

(page 4)



At Pepper Viner Homes the possibilities are endless with



# New Home SOURCE

## GRAND OPENING

Come to the Ribbon Cutting! Saturday, October 17<sup>th</sup>, 10:30 a.m.  
See an exciting first for Tucson – enjoy all the fun at the Civano 10<sup>th</sup> Anniversary Celebration!

## Pepper Viner/BASF High-Performance Home

### BASF Collaborates with Pepper Viner to Prove that Near-Zero Energy Home Building is Not Only Good for the Environment but a Repeatable and Dependable Business Model

It's amazing – a home that is over 80% more energy efficient than the typical newly constructed home! Pepper Viner Homes and BASF have collaborated to create the strategies and building processes that can help builders everywhere go green. The Pepper Viner/BASF

High-Performance Home is a living laboratory testing both green products and green building techniques. Many of the energy-saving ideas are being brought forward in Pepper Viner communities every day. They are increasing energy efficiency in Pepper Viner homes with outstanding construction, wonderful floor plans and today's most wanted features and amenities. And, they're making these homes affordable, comparable to other new homes of similar size without the energy savings payoff!

It is an unprecedented collaboration. BASF, the world's largest chemical company, was intrigued by the energy savings advancements Pepper Viner Homes had incorporated into every home they were building. They

wanted to help establish processes that could be used by production builders everywhere to improve energy savings. Together, they built the Pepper Viner/BASF High-Performance Home.

#### WHAT BASF HAS TO SAY

"Pepper Viner's overall reputation for excellence, involvement in green building consortia, the U.S. Department of Energy's Builder's Challenge and Energy Star program made the company a perfect fit for this BASF educational outreach initiative. Working with Pepper Viner allowed us to systemize the process and deliver a repeatable business model that will help Pepper Viner and other production builders grow the market for near-zero energy homes."

– Jack Armstrong, Leader Construction Markets, NAFTA, BASF

[www.betterhomebetterplanet.com](http://www.betterhomebetterplanet.com)

On the Department of Energy EnergySmart Home Scale, The Pepper Viner/BASF High-Performance home comes in at 19 – remarkably close to a net zero energy home. The home has been registered in both the Regional Green Building Program and LEED for Homes. It should reach the highest level of rating in each program. In addition, the team that worked on the project has been named one of three finalists for a Metropolitan Pima Alliance Common Ground Award in the Green Building category.

Come and tour! See how the home was built and how it incorporates energy and water savings that are remarkable. Take away ideas that you can use in your home!

## Civano North Ridge

Exceptional Homes...  
Exceptional Energy Savings!

Starting at \$249,900, 3 & 4 Bedroom Homes  
from 1464 to 2627 square feet



Every home at Civano North Ridge gives you more...more choice, more quality, more home! Because, every home at Civano North Ridge has been awarded the EnergySmart Home Scale, the stringent requirements of the Department of Energy's Epact 2005 and every home has earned the Energy Star rating! You save at least 50% or more on all heating and cooling costs and 30% on your overall energy usage!

"We learned to build a better home at a very competitive price," says Bill Viner, CEO. Expect the best when you buy at Civano North Ridge. These homes are as amazing as their energy savings. There is beautiful, easy-care ceramic tile in all uncarpeted areas. The gourmet kitchens have GE double opens, your choice of a gas or electric ceramic cooktop, beautiful designer Beech cabinets and Corian countertops. There are luxurious master bedrooms and baths with separate shower and garden tub.

"We wanted our homebuyers to get the home they've always dreamed of owning – a floor plan that is open and spacious and a home that has all of the most-wanted features," Viner continued. From the moment you open the 8' door and step into a beautiful foyer, you know Pepper Viner met this goal. Every detail is carefully planned and implemented – right down to drywalling and painting the garage interior. And, every home offers those important energy savings on heating and cooling. "We're taking our homebuyers biggest monthly bills and cutting them down to size," Viner smiled.

Models are open daily from 10 a.m. to 6 p.m. Tuesday through Saturday and from 11 a.m. to 6 p.m. on Sunday and Monday. For more information call, 290-3752 or visit [www.pepperviner.com](http://www.pepperviner.com).

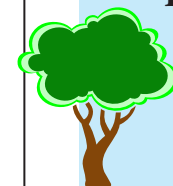
### Savings Tips



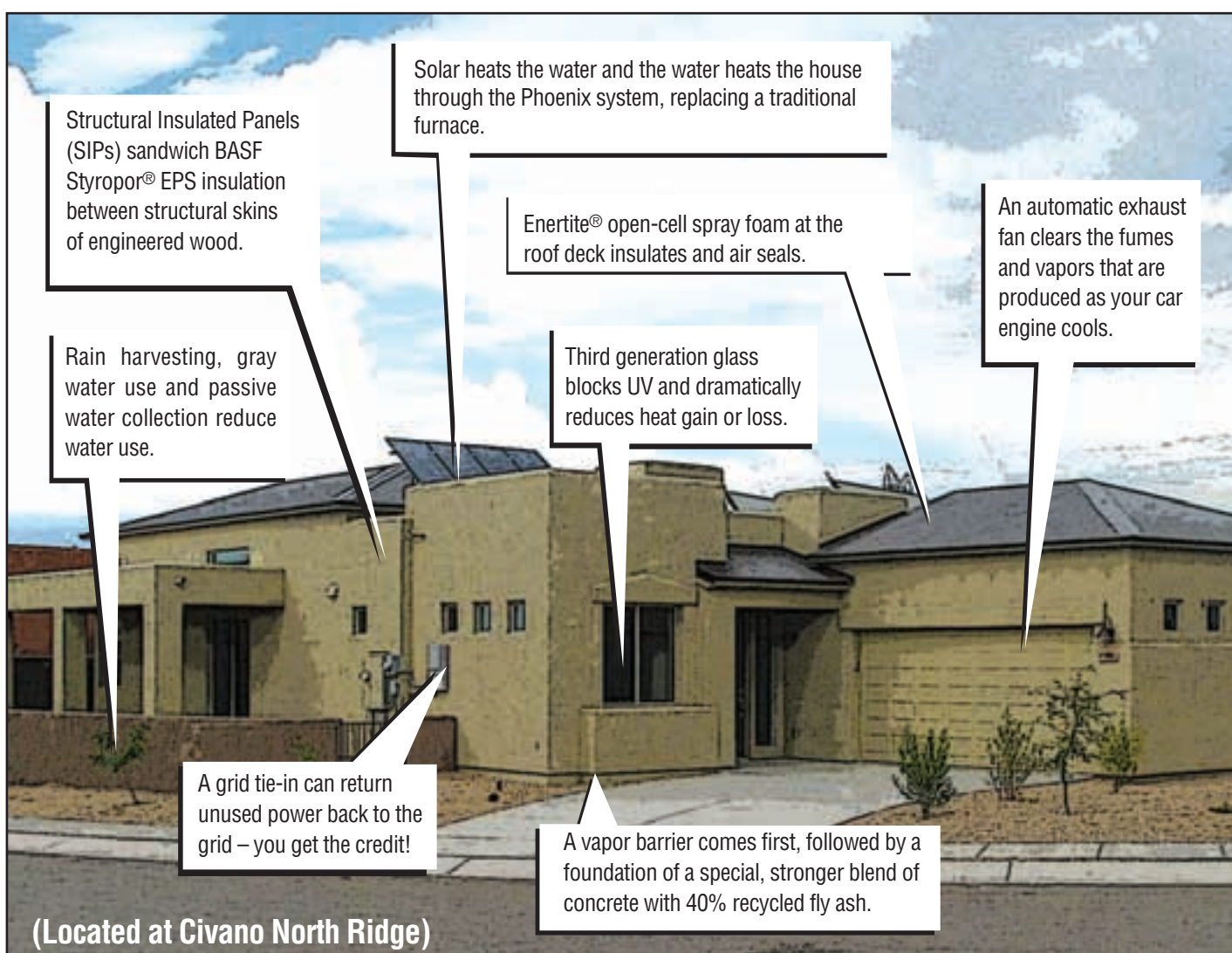
#### Change a Light Bulb

It's the easiest thing you can do! An ENERGY STAR qualified compact fluorescent light bulb (CFL) will save about \$30 over its lifetime and pay for itself in about 6 months. It uses 75 percent less energy and lasts about 10 times longer than an incandescent bulb.

#### Plant a tree



Deciduous trees planted on the south and west will protect your home with their shade in the summer and lose their leaves in the winter to let the sun shine warm your home.



PEPPER VINER  
Homes

More choice. More quality. More home.

# You Know Now IS the Best Time to Buy

You read it every day. Housing prices are down (but starting to come back up). Interest rates are still very low. It's a homebuyers' perfect storm and it may end soon. *Now* is the time buy. You're going to get a historically low price and affordable monthly payments.

## TIERRA LINDA A Great Northwest Location and a Large 3/4 Acre Lot!

2455 sq. ft., 4 bedrooms, 3 baths, Vaquero Floor Plan

Enjoy a gourmet kitchen with black appliances and granite countertops! Expanded master bedroom. Energy Star rated. 20x20 ceramic tile everywhere except carpeted bedrooms. MLS #20919192

13038 W. Summer Poppy St.

WAS \$417,261 **NOW \$389,990\***

2460 sq. ft., 4 bedroom, 3 bath, Former model, Vaquero Floor Plan

Stay safe with a complete security system and fabulous wrap around front porch. Pool with fencing and fabulous decorator touches make this Energy Star former model exceptional. MLS #20924131

13008 W. Moss Verbena St.

WAS \$431,912 **NOW \$375,990\***



VAQUERO



RANCHO

2224 sq. ft., 4 bedroom, 3.5 baths, Valle Floor Plan

Everything you want — including an Energy Star rating. Step into the beautiful foyer and you know you're home! Corian countertops and double oven included. MLS #20924860

13100 W. Butter Bush St.

WAS \$346,966 **NOW \$329,990\***

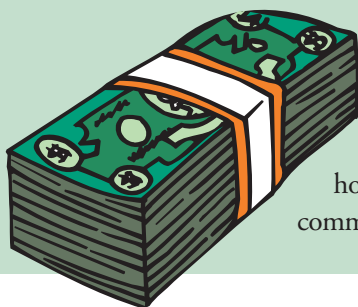
3002 sq. ft., 4 bedroom, den, 3 bath, Former model, Rancho Floor Plan

Live in a model with a dual fireplace in the master bedroom and bath and another fireplace in the family room. Beautiful kitchen with granite and stainless steel plus guest suite. MLS#20919520

13040 W. Moss Verbena St.

WAS \$578,851 **NOW \$399,990\***

## Get a Fabulous Home and \$8,000 from the U.S. Government!



**First time buyers can qualify if they close by Nov. 30! Pepper Viner has Energy Star rated homes ready for you!**

Don't miss your opportunity to receive an \$8,000 dollar-for-dollar tax credit or refund offered by the United States Government. If you're a first time homebuyer or haven't owned a home in the last 3 years, you can qualify. Every home on this page can be closed by the November 30<sup>th</sup> deadline. Pick the community and the home that's exactly right for you!

## RANCHO ABREGO II

Family-friendly Sahuarita is a Great Place for a Pepper Viner Home

2080 sq. ft., 4 bedrooms, 3 baths, Flores Floor Plan

Bring the family together to enjoy the gas fireplace in the great room. Ceramic tile is in all uncarpeted areas. Rear expansion adds extra space to great room and master bedroom. MLS #20921502

81 E. Calle Vivaz

WAS \$231,742 **NOW \$189,990\***



FLORES

## RIVER'S EDGE

Live in the Shadow of Pusch Ridge with a Great Oro Valley Address

2353 sq. ft., 4 bedrooms, 3 baths, Former Model, Vasquez Floor Plan

The spacious loft in this former model is the perfect place for the family to gather or use it as a playroom or study. Enjoy granite kitchen countertops and convenient double oven. MLS #20919670

202 E. Brearley Drive

**NOW \$399,990\***

1989 sq. ft., 3 bedroom, 2 baths, Ortega Floor Plan

From the wonderful courtyard entry to the expansions to master bedroom, second bedroom and garage this house has it all including a gas fireplace in the living room. MLS #20919721

97 E. Brearley Drive

WAS \$355,864

**NOW \$319,990\***



ORTEGA

# So, Buy the Very Best Home – A Pepper Viner Home

Make your best deal! Buy a new Pepper Viner home that's energy efficient, problem-free and comes with all the warranties to keep you completely carefree! Get the latest features and amenities. Live in a beautifully planned community. It's all waiting for you at Pepper Viner Homes!

## CIVANO NORTH RIDGE A Fabulous Eastside Location Plus Incredible Energy Savings Homes!



ASHBURY

2000 sq. ft., 3 bedrooms, den, 2 baths, Ashbury Floor Plan

Energy savings certified by US Government plus a fabulous home! Granite kitchen countertops, stainless steel appliances, huge covered patio space and entry porch. MLS #20925567

10452 E. Sara Scarlet Loop

WAS \$372,980 **NOW \$299,990\***

1605 sq. ft., 3 bedroom, 2 bath, Russell Floor Plan

Get lower energy bills! There's even a solar water heater. Enjoy a corner fireplace in living room and carefree integrated colored concrete floors. Side-entry, expanded garage. MLS #20920373

5046 S. Hannah Hunter Place

**NOW \$310,625\***

2627 sq. ft., 4 bedrooms, 3 baths, Washington Floor Plan  
Live in a model home – with certified energy efficiency. Relax on the view deck off the master bedroom; save with solar hot water. There's even a backyard putting green. MLS #20919077

5147 S., Hannah Heather Place

**NOW \$410,990\***

2234 sq. ft., 4 bedrooms, 2.5 baths, Cushing Floor Plan

Wonderful and carefree! From the courtyard entry to the scored and colored concrete floor this is an exceptional home with exceptional energy savings. Solar hot water heater. MLS #20920427

10360 E. Jarod James Place

**NOW \$342,600\***



CUSHING

## SYCAMORE CANYON Wonderful Views, Fantastic Homes, Great Santa Rita Foothills Location



RUBY

3500 sq. ft., 5 bedrooms, 3.75 baths, Ruby Floor Plan

What a wonderful floor plan with separate family room and living room. Fabulous kitchen with granite, crown molding on maple cabinets, gas cooktop and double oven! MLS #20923747

17047 S. Rustling Leaf Trail

**NOW \$475,488\***

2538 sq. ft., 5 bedrooms, 3.5 baths, Jade Floor Plan

Energy Star rated and ready for you and complete with a casita! Ceramic tile in all uncarpeted areas. Enjoy expansion to third bedroom, nook, study and master closet. MLS #20920484

16996 S. Orchid Flower Trail

WAS \$343,150 **NOW \$329,990\***

3306 sq. ft., 4 bedrooms, guests suite, 3 baths, Garnet Floor Plan

Extra privacy for a family member or guest with their own suite. Big 4 foot expansion to fourth bedroom and den. Separate living, dining and family room! Beautiful 20x20 tile! MLS #20920389

17033 S. Orchid Flower Trail

WAS \$424,515 **NOW \$399,990\***



GARNET

\*Price valid with preferred lender or cash purchases.

**Sapphire 4081 sq. ft.**



## Pepper Viner's Build-on-Your-Lot Program Puts Your Favorite Pepper Viner Home Anywhere You Want!

You love the Pepper Viner floor plans, but maybe you already own a home site – or, maybe, you'd like to shop for a dream location on a hill or in the valley, on an in-fill lot or on the outskirts of town. You can still have the Pepper Viner home you love plus an opportunity to add your own personal touches and ideas.

The Build-on-Your-Lot program will allow you to take advantage of the efficiencies and cost-savings of a production builder and give you the opportunity to customize the home so it's exactly what you want! You don't have to pay to have a house plan drawn by an architect, but you can make modifications to it. You will get the advantage of the contracts and bids we have in place with our trade partners. You will benefit from our "bulk" buying power and, yet, you will have the freedom to make this your dream home! Pepper Viner will work with you every step of the way to make your ideas a reality. Call 721-7964 Ext. 122 for more information today or visit [www.pepperviner.com](http://www.pepperviner.com).

# What Counts is Quality!

## What's Important is Planning for the Future!

In any home buying market, you want the same things when you buy a new home. You want a home built for a lifetime of enjoyment with no worries – and that means you want protection from rising energy costs. You want a home that's right for you, your family and the way you live. You want a great location. You want a neighborhood that will remain desirable for years to come. You want quality you can rely on over the years to come.

You want a Pepper Viner Home! Because Pepper Viner has planned for your future! The quality of a Pepper Viner Home is unmatched. Their building standards are exceptional and they're backed by the best customer service anywhere. Every new home is Energy Star rated to keep your utility costs down year after year. The choices for floor plans and *Designflex* options insure your home will be the home you've dreamed of owning and personalized for you!

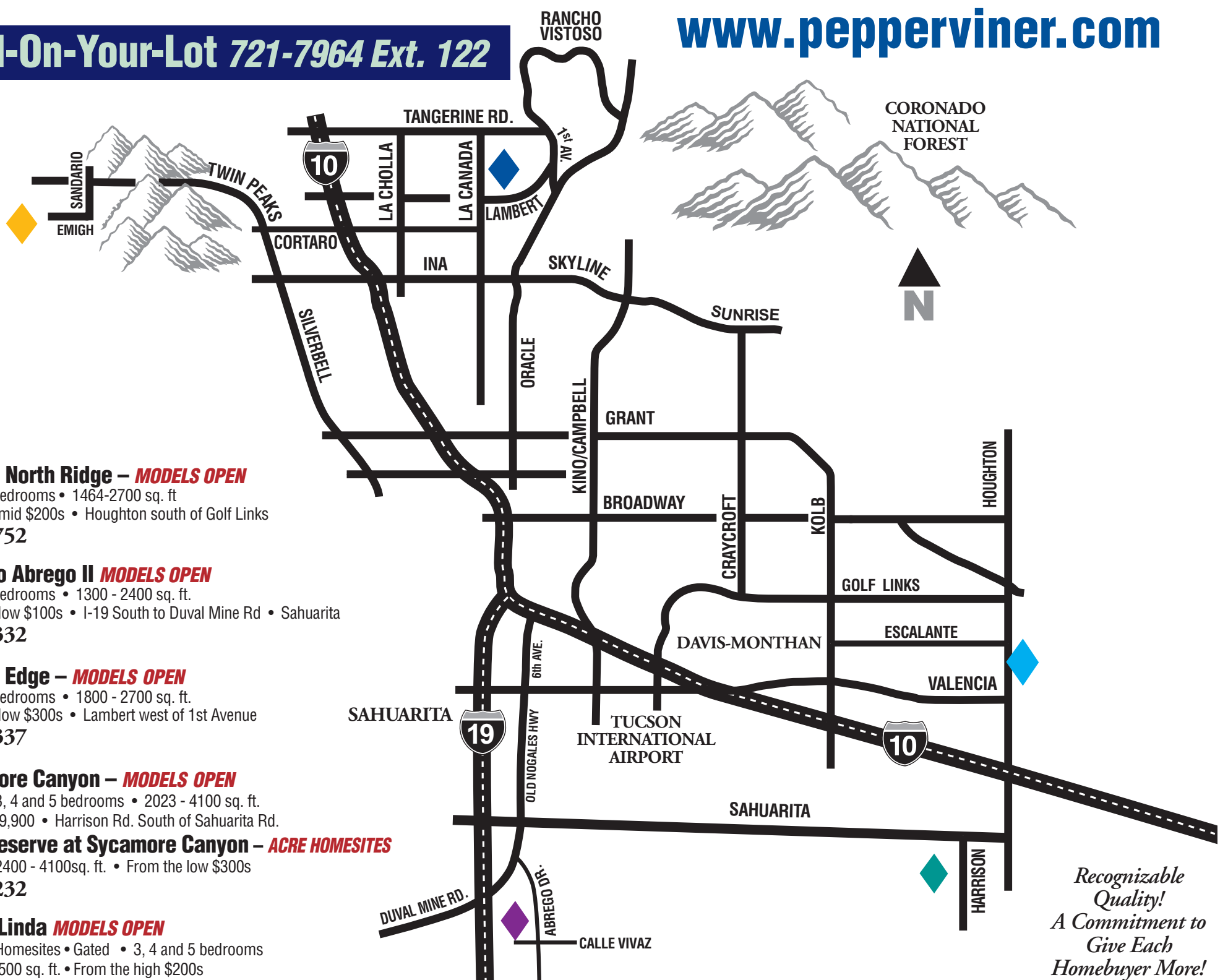
Pepper Viner offers great neighborhoods. From River's Edge in Oro Valley to Sycamore Canyon in the Santa Rita foothills, you'll find a perfect community. Want seclusion and the feeling of being away from it all – but easy access, try Tierra Linda in Marana. If you love the eastside, Civano North Ridge is a flagship community for energy savings. Families are flocking to Sahuarita for that small-town feel and Pepper Viner is ready with great homes.

We invite you to visit any of our new home communities. Remember, you can also have a Pepper Viner home built anywhere with our Build-on-Your-Lot Program. Compare our homes and see how much more you get. Pepper Viner Homes are a great value because we always give you – more choice, more quality, more home.



**Build-On-Your-Lot 721-7964 Ext. 122**

[www.pepperviner.com](http://www.pepperviner.com)



**Civano North Ridge – MODELS OPEN**  
3, 4 & 5 bedrooms • 1464-2700 sq. ft.  
From the mid \$200s • Houghton south of Golf Links  
290-3752

**Rancho Abrego II MODELS OPEN**  
3, 4 & 5 bedrooms • 1300 - 2400 sq. ft.  
From the low \$100s • I-19 South to Duval Mine Rd • Sahuarita  
625-8332

**River's Edge – MODELS OPEN**  
3, 4 & 5 bedrooms • 1800 - 2700 sq. ft.  
From the low \$300s • Lambert west of 1st Avenue  
531-1337

**Sycamore Canyon – MODELS OPEN**  
Gated • 3, 4 and 5 bedrooms • 2023 - 4100 sq. ft.  
From \$299,900 • Harrison Rd. South of Sahuarita Rd.  
**The Preserve at Sycamore Canyon – ACRE HOMESITES**  
Gated • 2400 - 4100sq. ft. • From the low \$300s  
762-0232

**Tierra Linda MODELS OPEN**  
3/4 Acre Homesites • Gated • 3, 4 and 5 bedrooms  
2023 to 3500 sq. ft. • From the high \$200s  
Marana – Emigh, west of Sandario  
682-8331

*Recognizable Quality!  
A Commitment to Give Each Homebuyer More!*



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**PEPPER VINER**  
*Homes*

*More choice. More quality. More home.*

Pepper Viner Management Co. II, LLC ROC#225632