



INCLUDED FEATURES

PEPPER VINER QUALITY FEATURES:

- ◆ Unique Southwestern architecture
- ◆ Open floor plans with abundant natural light
- ◆ High volume ceilings per plan
- ◆ Ceramic tile in kitchen, baths, halls, utility, nook and entry
- ◆ Eight foot entry door
- ◆ Paneled interior doors – choice of 3 styles
- ◆ Stylish lever door handles – choice of 3 finishes
- ◆ Hand troweled texture interior walls & ceilings
- ◆ Rounded corner drywall
- ◆ Choice of 6 interior and 6 exterior paint colors
- ◆ Cultured marble vanities and surrounds at baths
- ◆ Covered patio/porch
- ◆ Garage door opener with 2 remote controls
- ◆ Pre-wired for ceiling fans/lights in all bedrooms plus one living area
- ◆ Pre-wired for 4 telephone outlets & 4 cable TV outlets
- ◆ Granulated adhered roof system, low maintenance

ENERGY FEATURES:

- ◆ Energy Star rated homes inspected by 3rd Party
- ◆ Open cell foam insulation at ceiling
- ◆ 2 x 6 Exterior walls with R-19 insulation
- ◆ Tankless water heater
- ◆ 13 SEER high efficiency air conditioning
- ◆ Digital programmable thermostat
- ◆ Gas plumbing to range, furnace, water heater & clothes dryer
- ◆ Low E dual pane windows w/ vinyl frames
- ◆ House Wrap on Exterior walls
- ◆ Window wrap at all windows
- ◆ Smoke detectors and CO detectors

GOURMET KITCHENS:

- ◆ Quality Whirlpool appliances
 - Double Ovens - microwave - Dishwasher
 - Cooktop (gas or electric) - Hood
- ◆ Heavy duty disposal (1/2 hp)
- ◆ Granite countertops with 4" backsplash
- ◆ 36" Maple cabinets with recycling cabinet
- ◆ Sterling McAllister undermount kitchen sink
- ◆ Kohler Coralais pullout sprayer faucet
- ◆ Water line for icemaker
- ◆ Spacious pantry (per plan)

ELEGANT OWNERS' RETREAT:

- ◆ High volume ceilings per plan
- ◆ Walk-in closet
- ◆ Compartmentalized toilet
- ◆ Separate shower with enclosure
- ◆ Full length vanity mirror
- ◆ Executive height vanity
- ◆ Luxurious garden tub
- ◆ Cultured marble shower surrounds
- ◆ Cultured marble vanity with integral bowl
- ◆ Elongated toilet bowls

SUPERIOR LOCATION:

- ◆ 3/4 + acre lots
- ◆ Serene Northwest setting
- ◆ Scenic mountain views
- ◆ Gated community
- ◆ Convenient to Interstate-10
- ◆ Popular Marana school district

DESIGNflex POSSIBILITIES:

- ◆ Optional 3 car and/or side entry garage per plan
- ◆ Casitas or guest suites (per plan)
- ◆ Extended covered patios (per plan)
- ◆ Custom entry courtyards
- ◆ Fireplace and entertainment centers
- ◆ Upgraded appliances, cabinets and flooring
- ◆ Home entertainment systems



The decorations, wall treatments and special landscaping to the model homes are not included in the purchase price but are for the purpose of providing buyers with helpful, practical and exciting decorating ideas. See your sales associate about how Pepper Viner Homes lets you choose optional features that allow you to customize your home. Builder reserves the right to substitute equal or better materials or components during construction.

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