



Miramonte at Flagstaff Ranch

*Base Pricing

2,372 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, Study, 2 Car Garage	Elevation A - \$589,900 Elevation B - \$593,400 Elevation C - \$596,800
2,963 Sq. Ft. 4 Bedrooms, 4.5 Bathrooms, Den, 2 Car Garage	Elevation A - \$679,900 Elevation B - \$685,400 Elevation C - \$691,800
3,008 Sq. Ft. 3 Bedrooms, 2.5 Bathrooms, Den, 2 Car Garage	Elevation A - \$689,900 Elevation B - \$692,900 Elevation C - \$699,900
3,300 Sq. Ft. 3 Bedrooms, 3.5 Bathrooms, Study, 2 Car Garage	Elevation A - \$722,900 Elevation B - \$726,500 Elevation C - \$741,800
3,450 Sq. Ft. 5 Bedrooms, 4 Bathrooms, 2 Powder Rooms, 2 Car Garage	Elevation A - \$734,900 Elevation B - \$739,900 Elevation C - \$747,400

*Additional site work costs are possible based on lot and plan selection and can be priced upon request.

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. ROC#241199 KB 01 Revised 08/19/16





Flagstaff Ranch

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:

Beautiful 20 X 20 Porcelain Tile Flooring at Kitchen, Baths and Laundry
Hardwood Floors (per plan)
8 Foot Interior Doors
9 Foot Ceilings
Hand Textured Drywall Finish
Rounded Drywall Corners Including Windows
Gas Fireplace with tile surrounds in Great Room
Levered Hardware in Satin Nickel Finish
Designer Interior Lighting Package
Cat 6 Phone Pre Wires in Kitchen, Den/Study & All Bedrooms
RG6 Cable Pre Wires in Great Room, Den/Study & All Bedrooms
Ceiling Fan Pre Wires at Great Room & All Bedrooms
Satellite Pre Wire
Security System Pre Wire
Finished Garages with Garage Door Openers
Carriage Garage Doors

Kitchens Include:

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

Bathrooms Include:

Granite Counter Tops in all Baths
Porcelain Title 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 Comfort Height 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)
Casita (Per Plan)

Miramonte at Flagstaff Ranch
928.203.6702
miramontehomes.com

Miramonte Flagstaff Office:

102 S. Mike's Pike Place Flagstaff, AZ 86001. 928.774.0028

Prices, plans and features are subject to change. All rights reserved. ROC 241199 KB 01

06/02/16





AT HOME IN ARIZONA

From the Sonoran Desert to the Mountains of Flagstaff, Arizona is a land of stunning diversity. No company understands that better than Miramonte companies.

Capturing the essence of each environmentally and culturally-unique community it serves within the Grand Canyon State has helped transform this Arizona-based regional company into the state's premier privately-held homebuilder.

Expertly navigating the turbulent economic waters impacting the development and building industry over the past decade, a keen focus and world-class leadership has helped elevate Miramonte into one of the largest and most successful residential builders in Arizona.

Miramonte Homes stand as a hallmark of craftsmanship, value and customer focus. Whether the task requires seamlessly blending specific environmental and cultural elements into 21st Century architectural design – working closely with each customer to realize a perfect, yet affordable space – Miramonte provides an exceptional building experience.

From high-density, urban multi-family dwellings to semi-custom and 1st move-up communities – Miramonte's portfolio spans the entire range of the building continuum. Let's not forget Miramonte's visually-stunning business, office and warehouse spaces.

Additionally, Miramonte manages land development for its own communities and for other homebuilders.

Owned by Chris Kemmerly and led by a team with more than a century of combined experience, Miramonte is a fully-integrated builder with unparalleled scope, resources and capabilities.

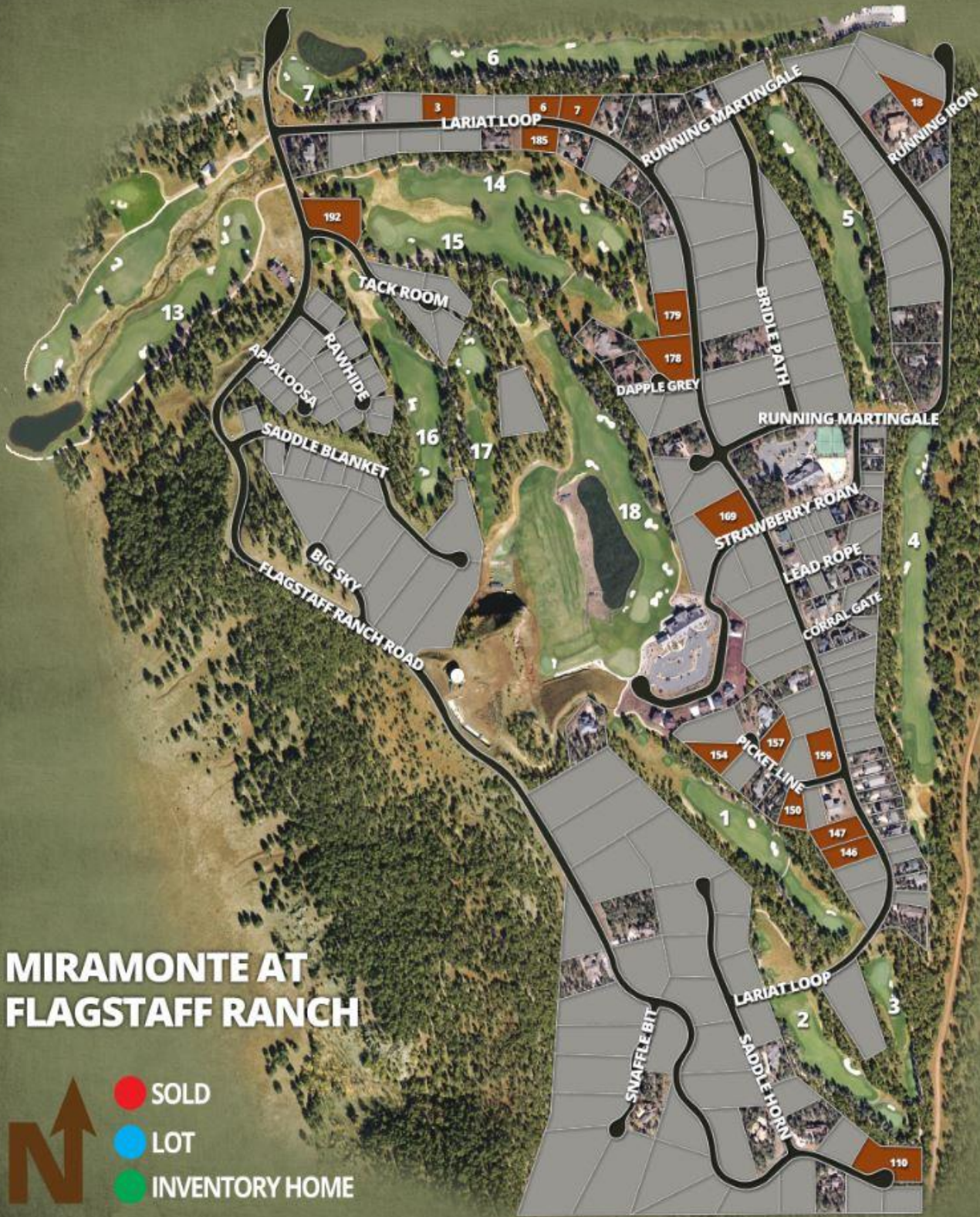
At its heart, Miramonte is right at home in Arizona.

Flagstaff home



MIRAMONTE AT FLAGSTAFF RANCH

-  SOLD
-  LOT
-  INVENTORY HOME





FLAGSTAFF RANCH "A" - COLOR OPT. 2

MODEL 2372



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 3 CAR GARAGE OPT.

MODEL 2372

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - Basement Opt. 1

MODEL 2372

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - Basement Opt. 2

MODEL 2372



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "B" - COLOR OPT. 5

MODEL 2372



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "C" - COLOR OPT. 4

MODEL 2372



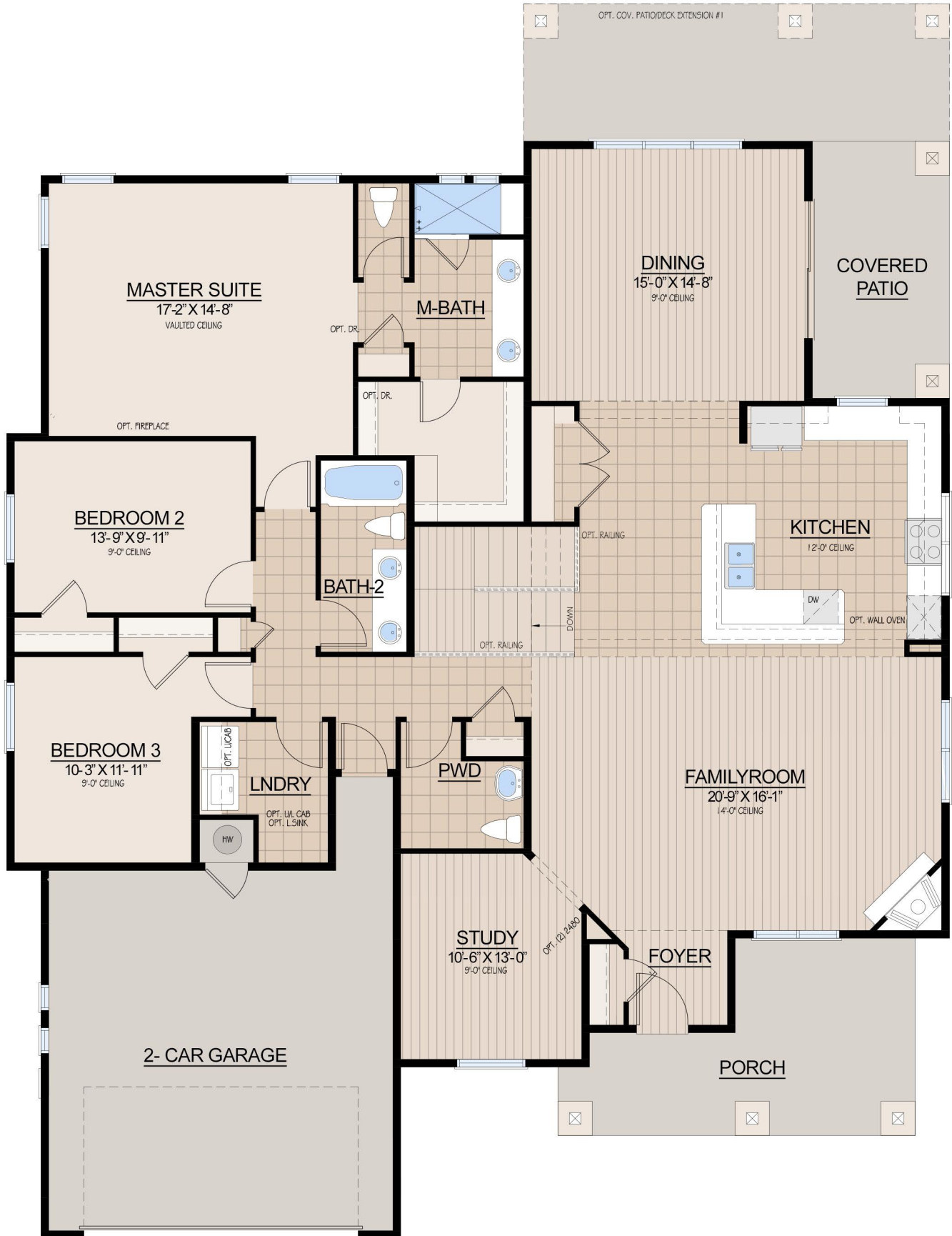
Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01

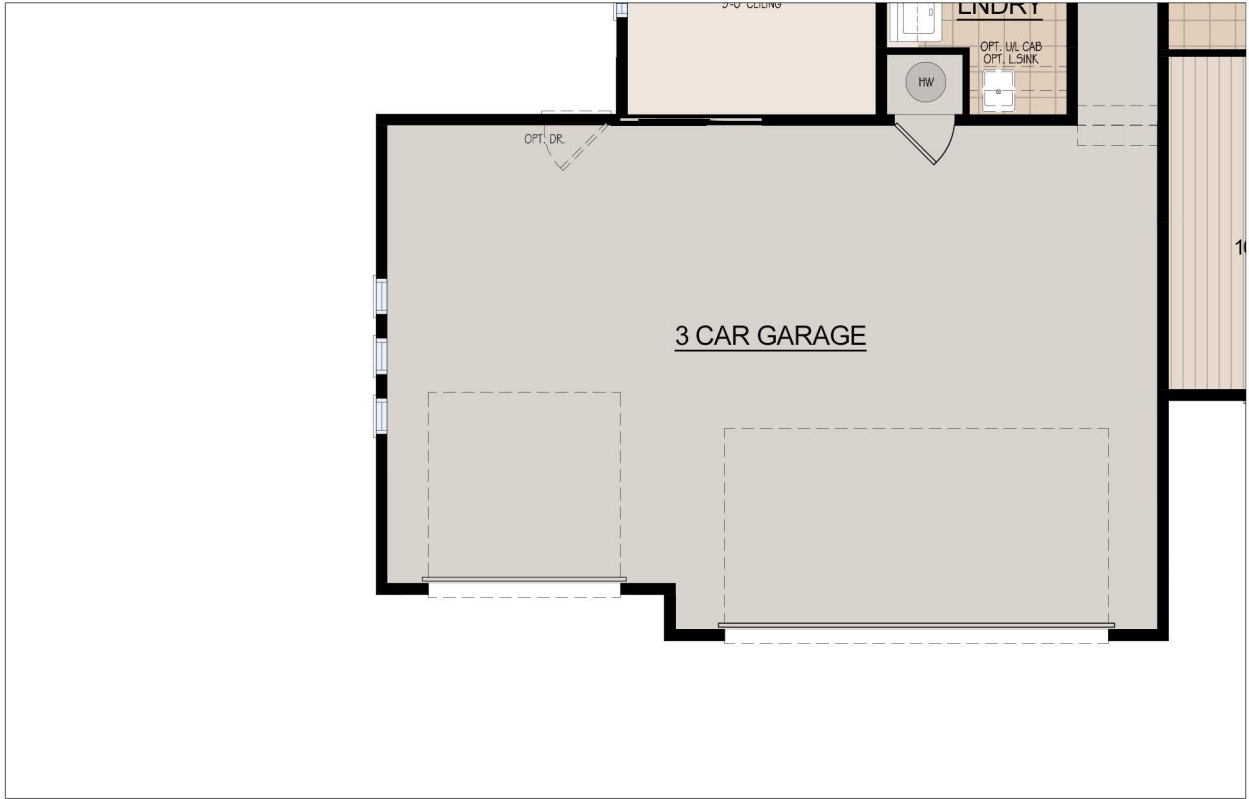


FLAGSTAFF RANCH - 2,372 SF



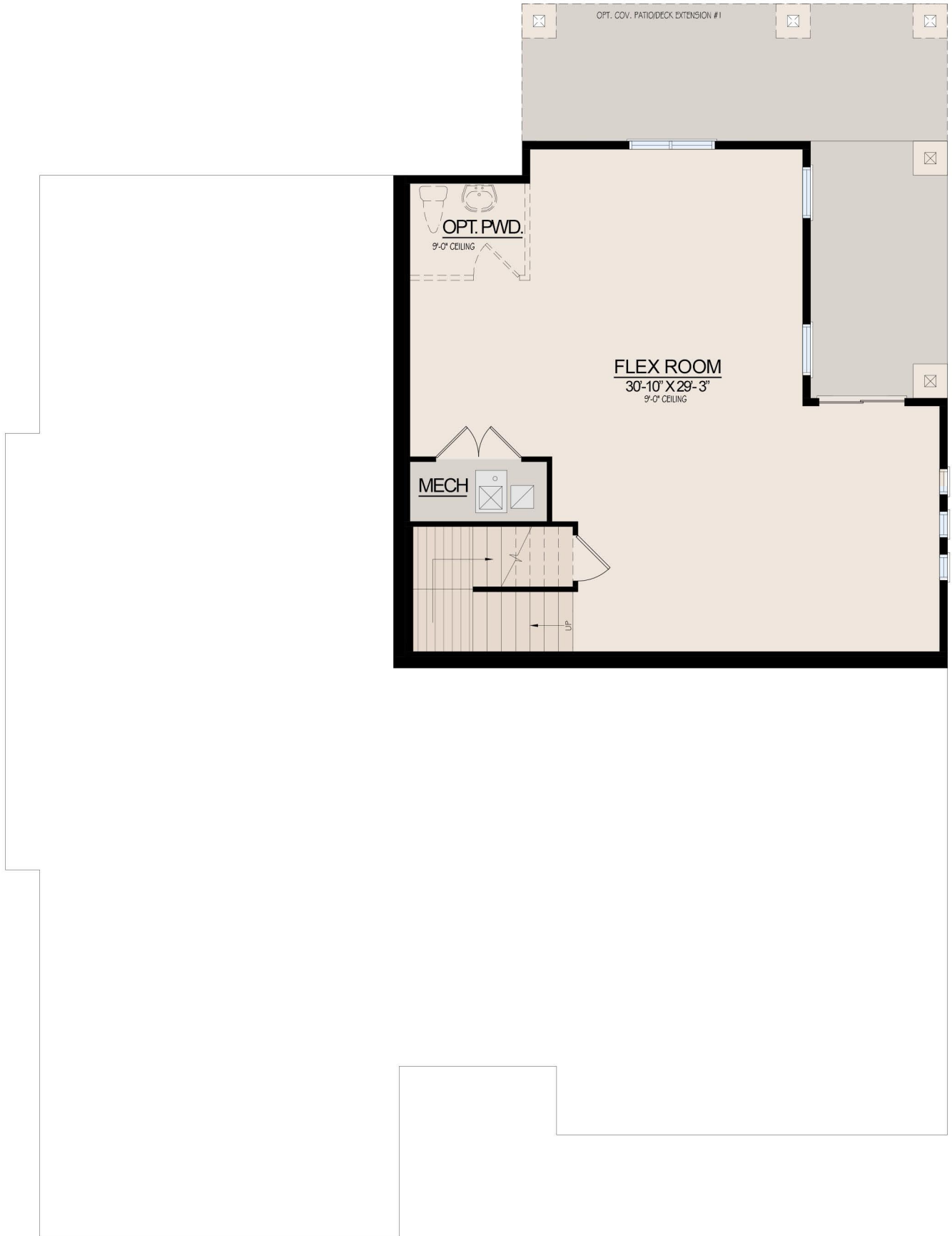
Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01

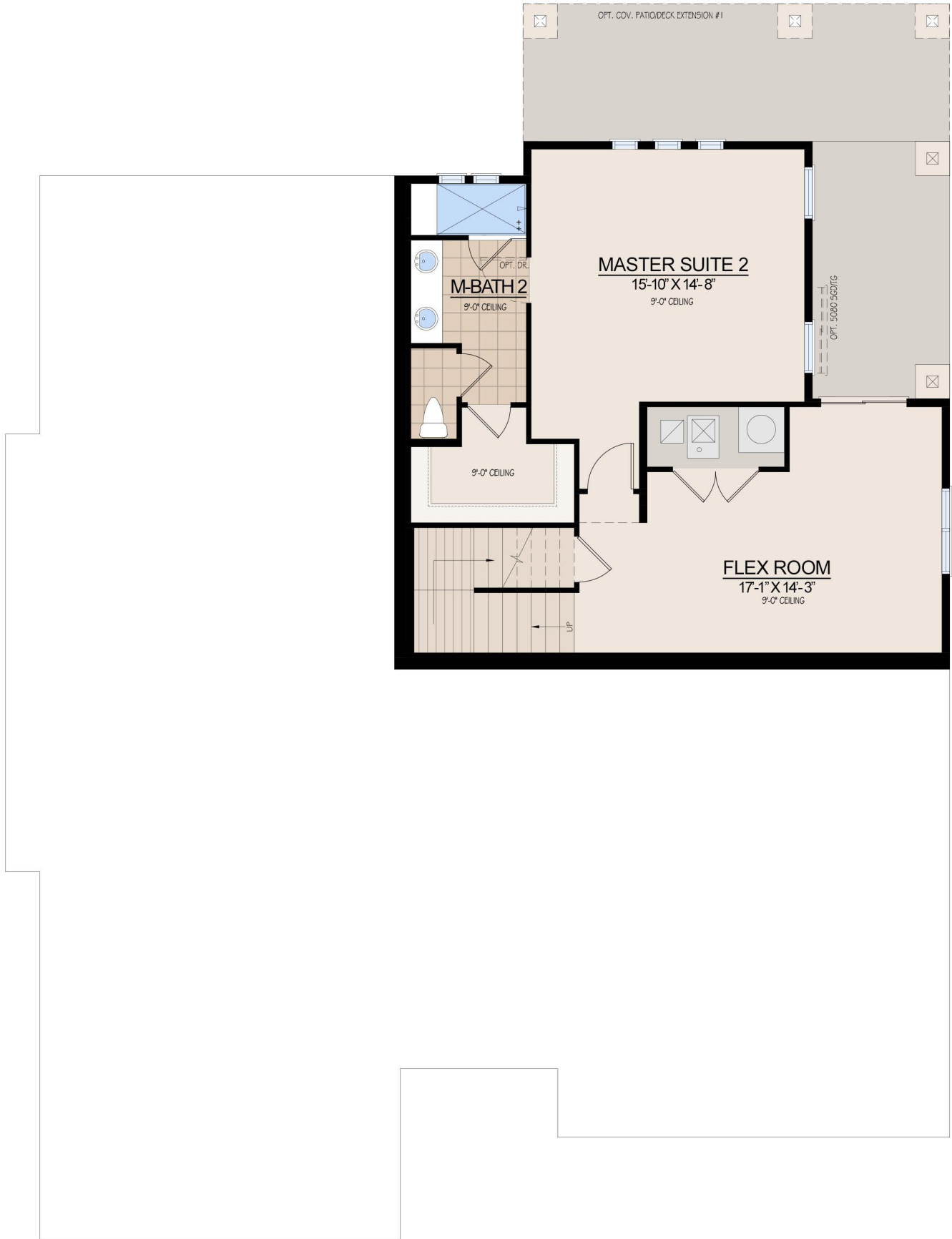




OPT. 3 CAR GARAGE







This Page
Intentionally
Left Blank

Please turn to next --->



FLAGSTAFF RANCH "A" - COLOR OPT. 1

MODEL 2963



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Side Load Garage Opt. MODEL 2963

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Front / 1 Car Side Garage Opt. MODEL 2963

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



EQUAL HOUSING
OPPORTUNITY





FLAGSTAFF RANCH "A" - 3 Car Front Load Garage Opt. MODEL 2963

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 3 Car Side Load Garage Opt. MODEL 2963

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



EQUAL HOUSING
OPPORTUNITY





FLAGSTAFF RANCH "B" - COLOR OPT. 5

MODEL 2963



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "C" - COLOR OPT. 3

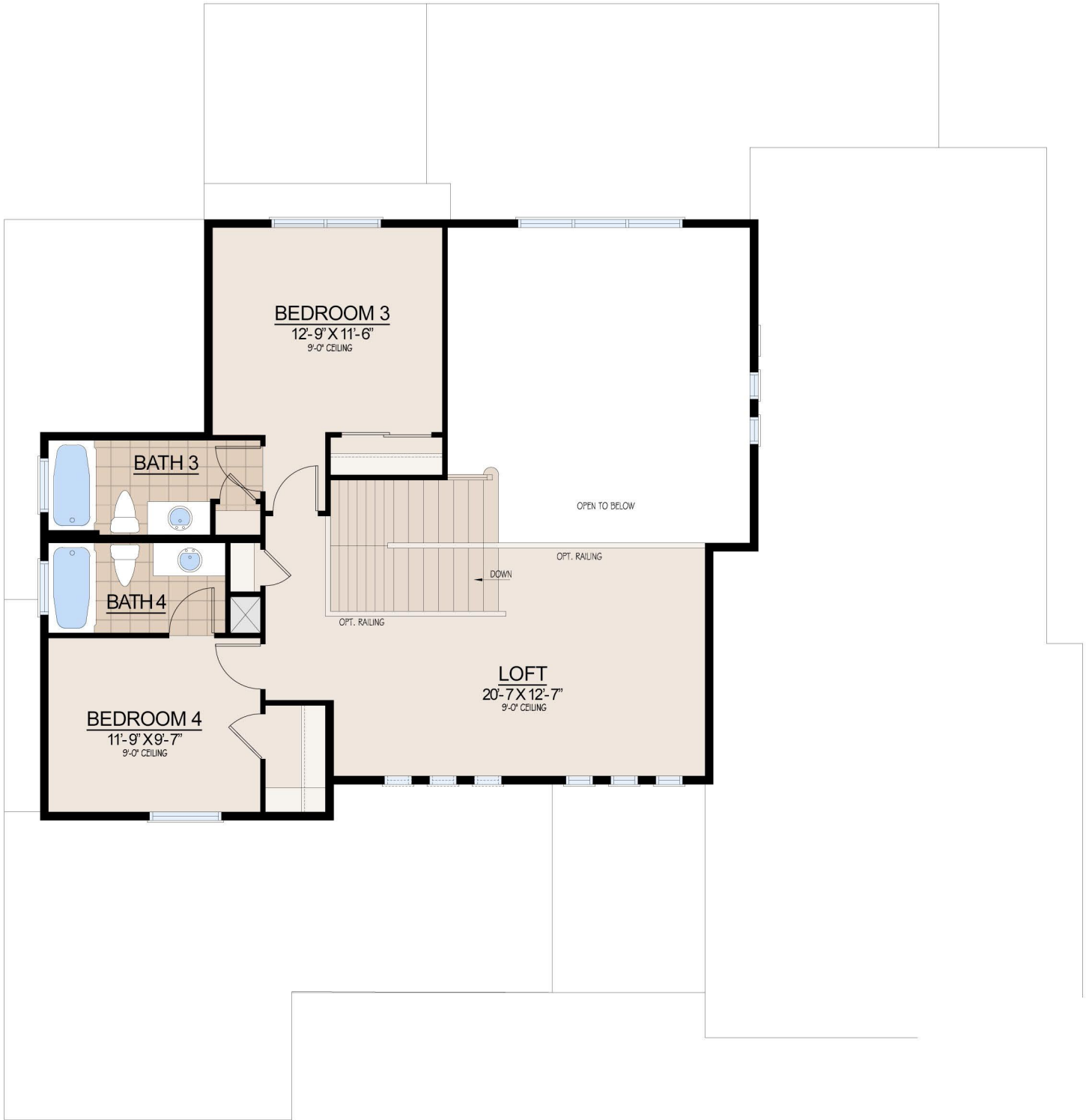
MODEL 2963

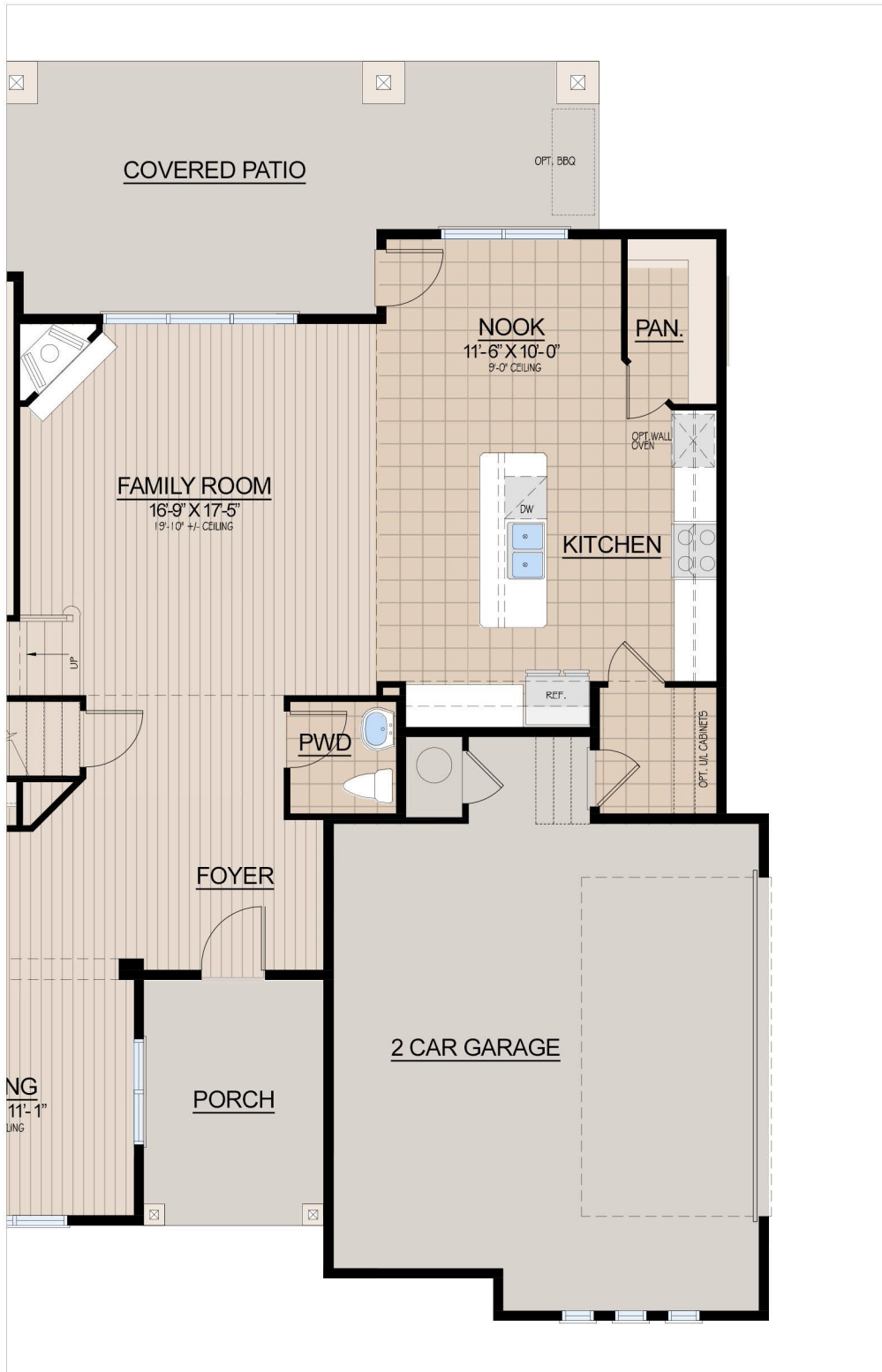


Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01









OPT. 2 CAR SIDE LOAD GARAGE



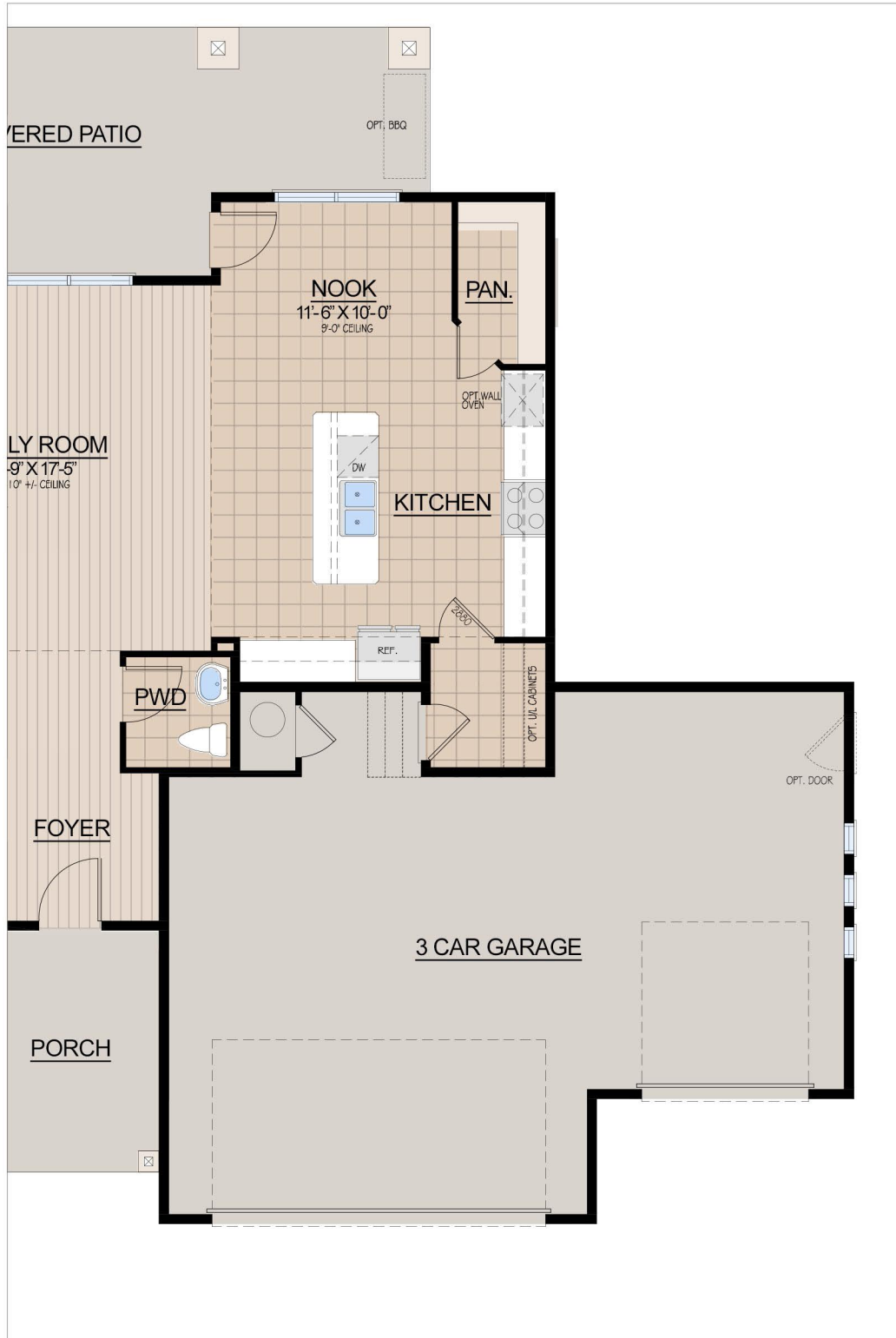
FLAGSTAFF RANCH - 2,963 SF



**OPT. 2 CAR FRONT LOAD /
1 CAR SIDE LOAD GARAGE**

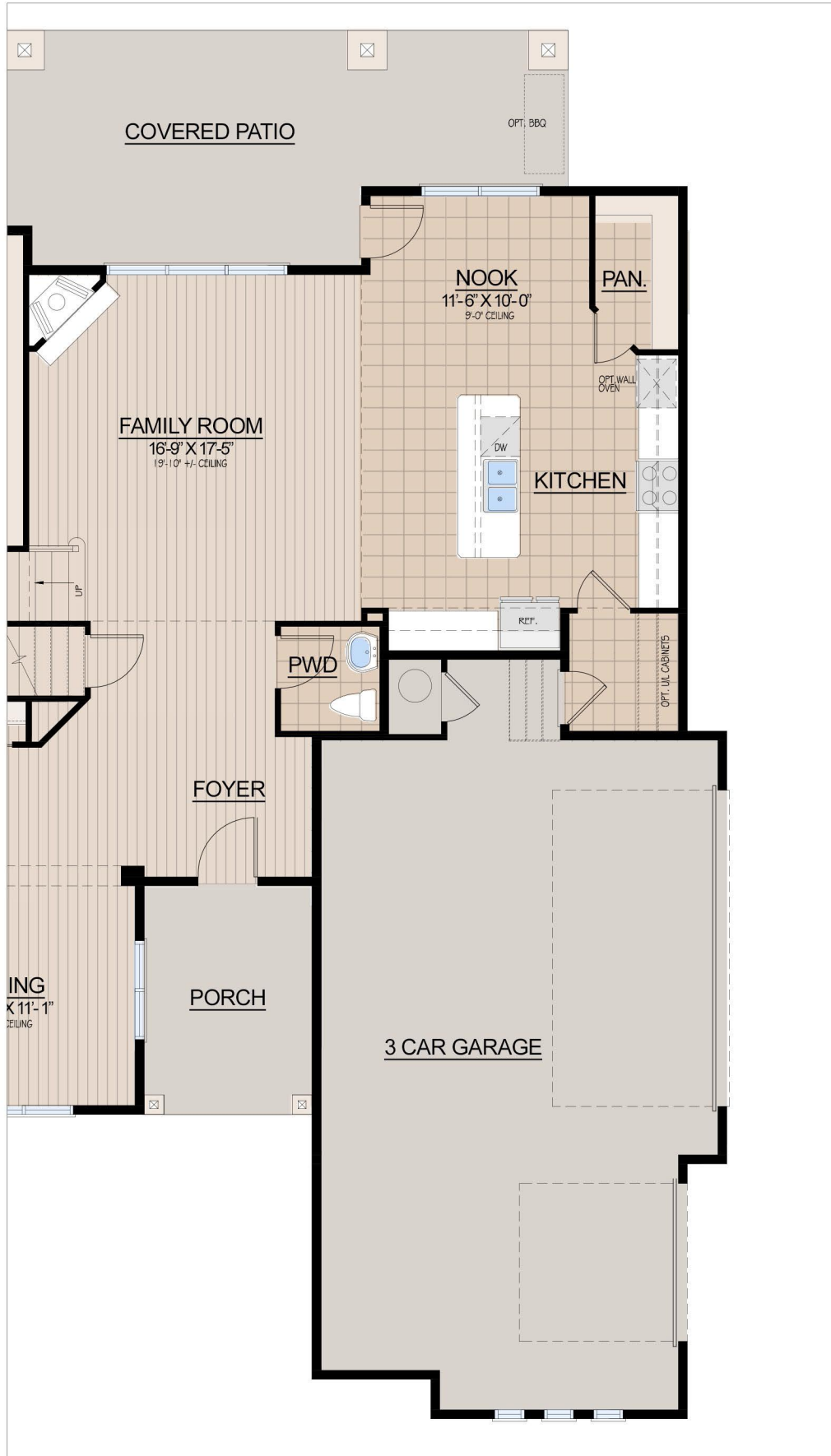


Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



OPT. 3 CAR FRONT LOAD GARAGE





OPT. 3 CAR SIDE LOAD GARAGE





FLAGSTAFF RANCH "A" - COLOR OPT. 3

MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Side Load Garage Opt.

MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Side with 1 Car Front Load Garage Opt. MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Front / 1 Car Side Load Garage Opt. MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



EQUAL HOUSING
OPPORTUNITY





FLAGSTAFF RANCH "A" - 3 Car Front Load Garage Opt.

MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 3 Car Side Load Garage Opt.

MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



EQUAL HOUSING
OPPORTUNITY





FLAGSTAFF RANCH "A" - Guest Suite Opt.

MODEL 3008

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "B" - COLOR OPT. 5

MODEL 3008



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





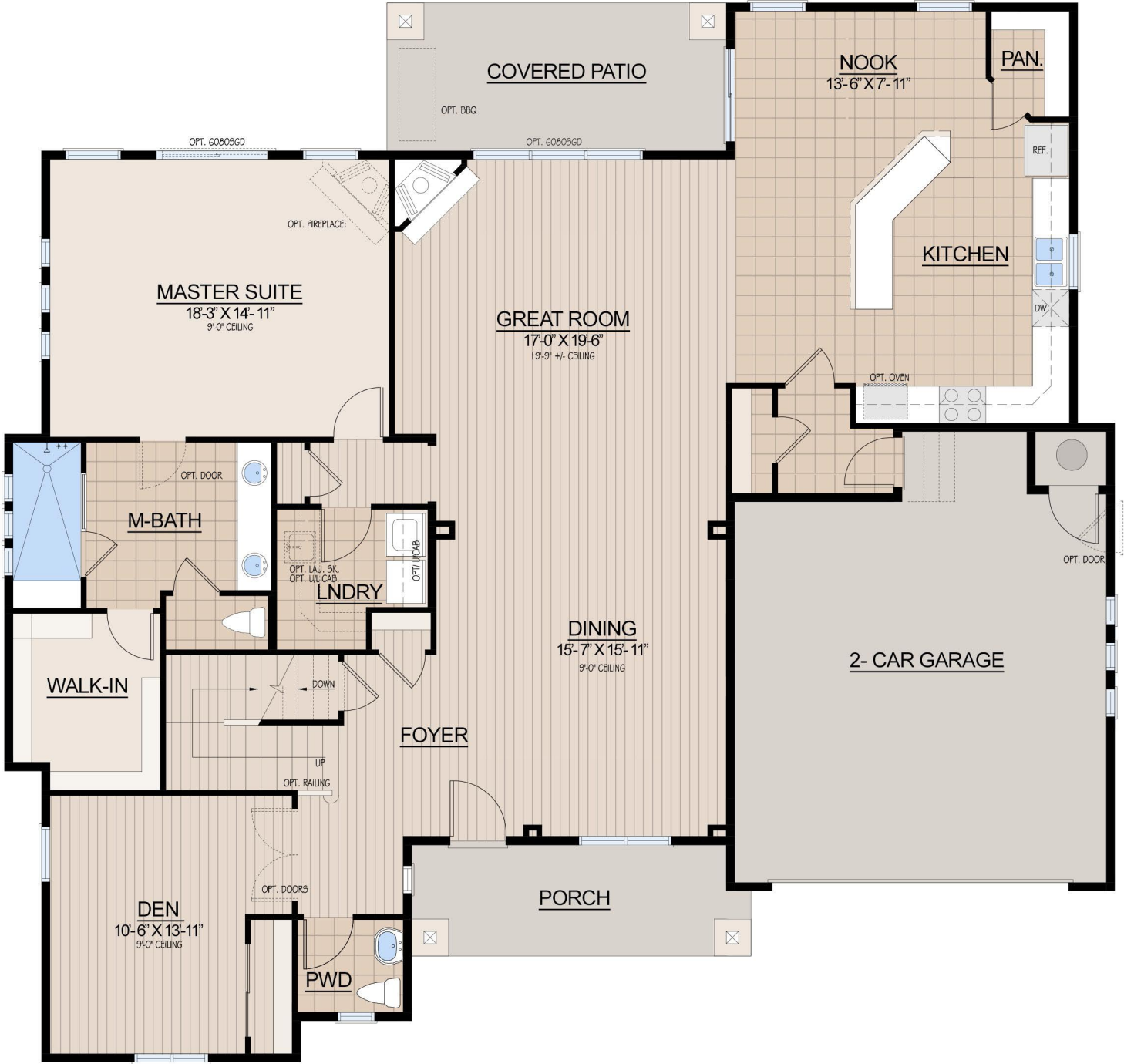
FLAGSTAFF RANCH "C" - COLOR OPT. 4

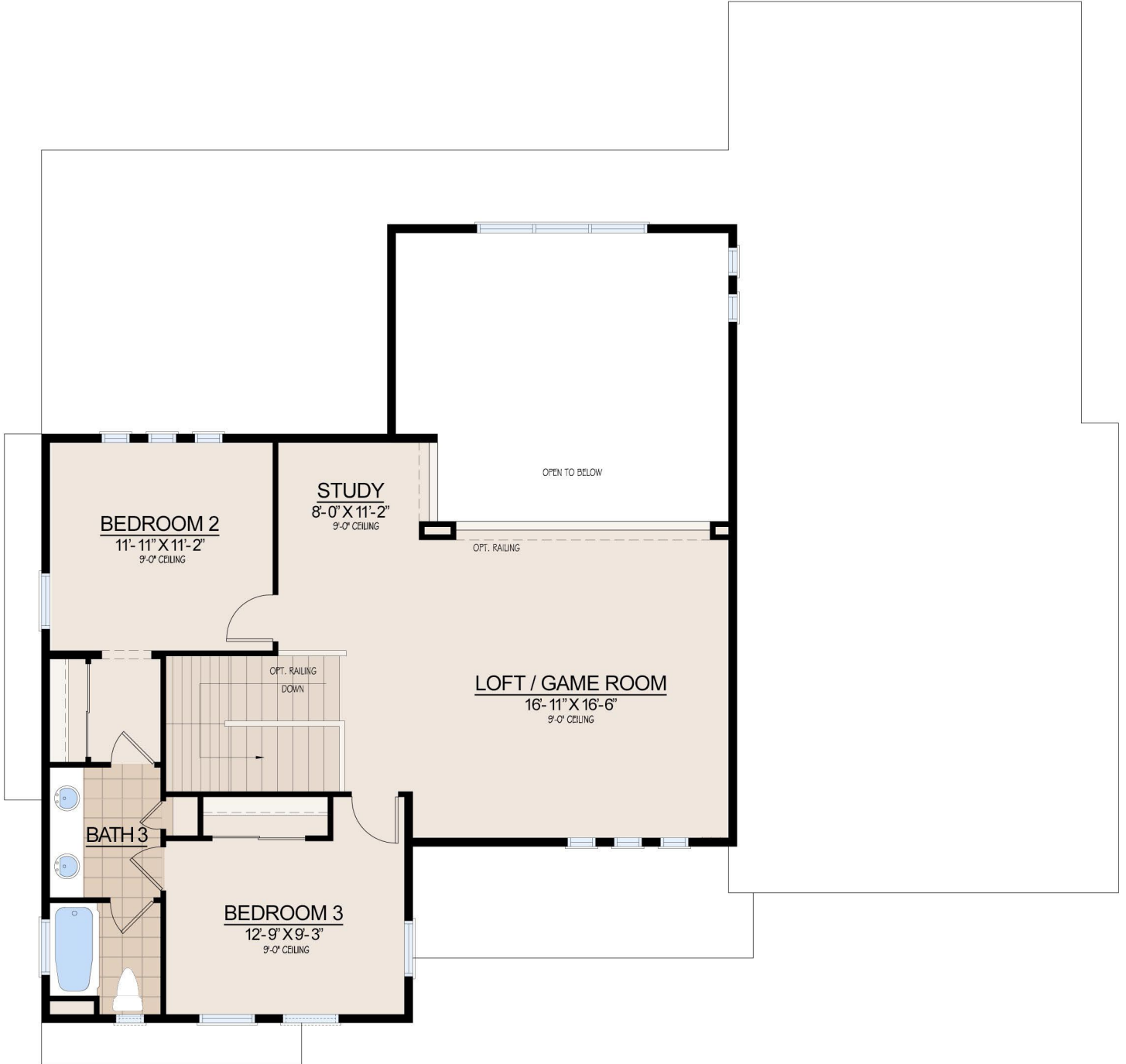
MODEL 3008

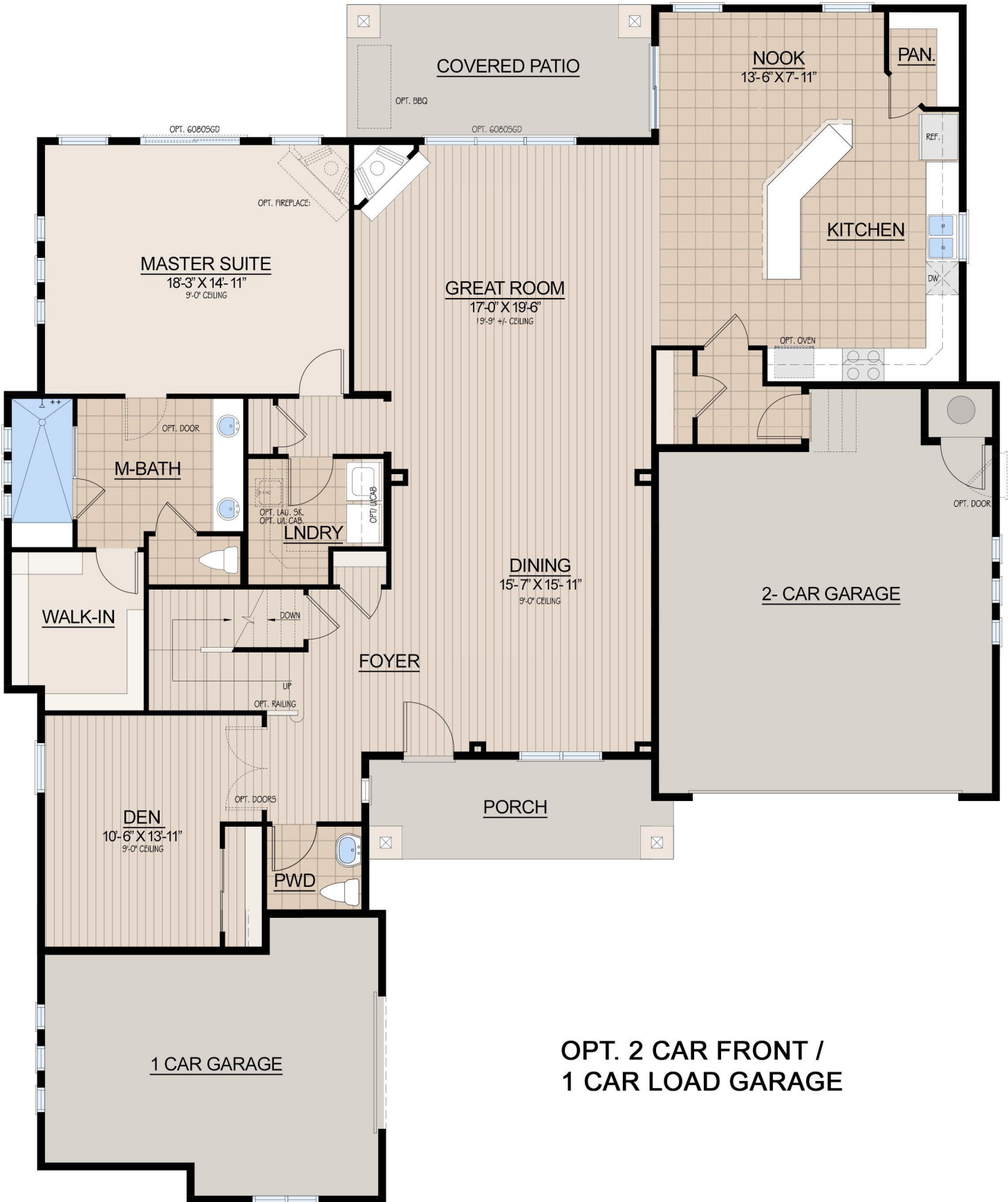


Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



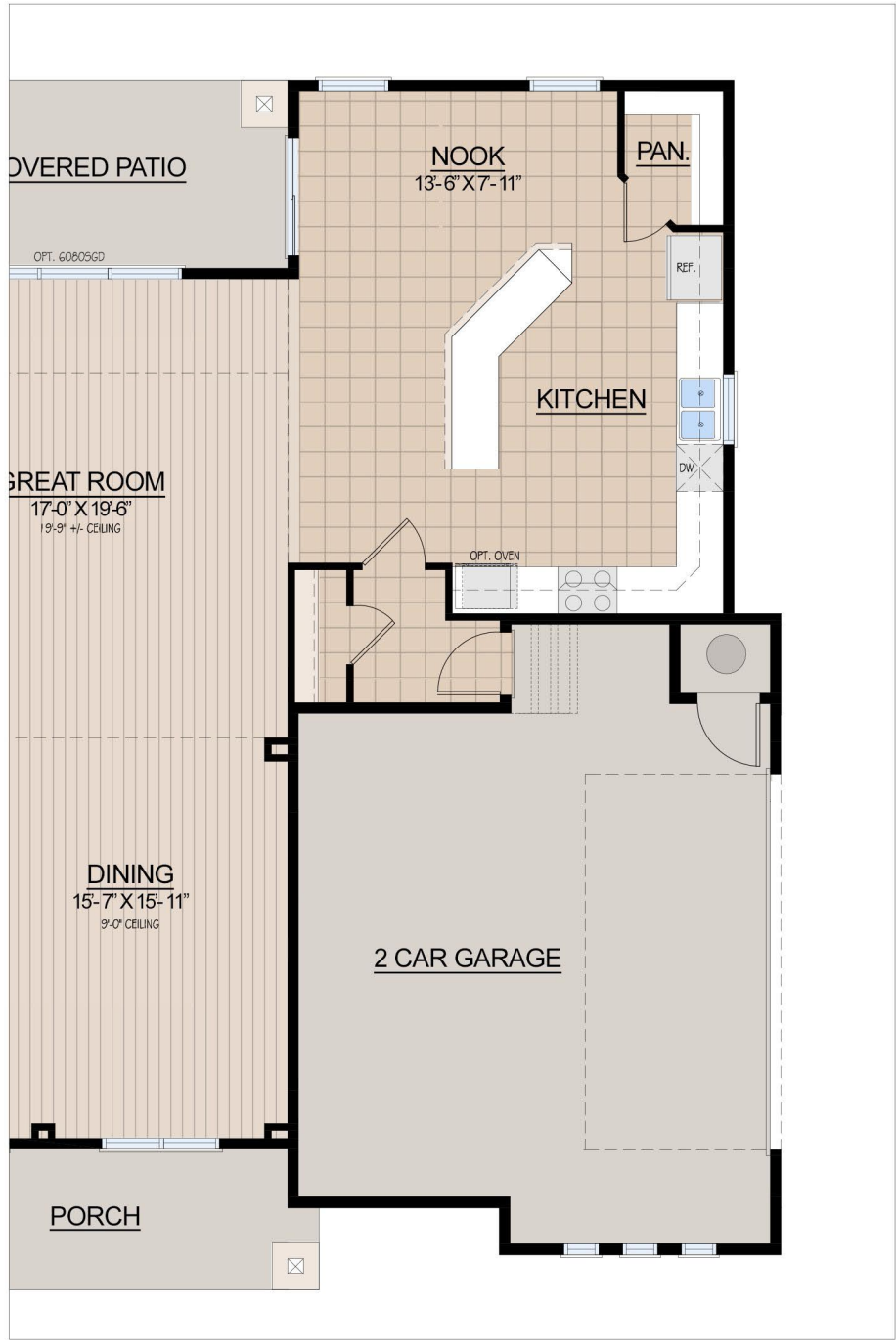






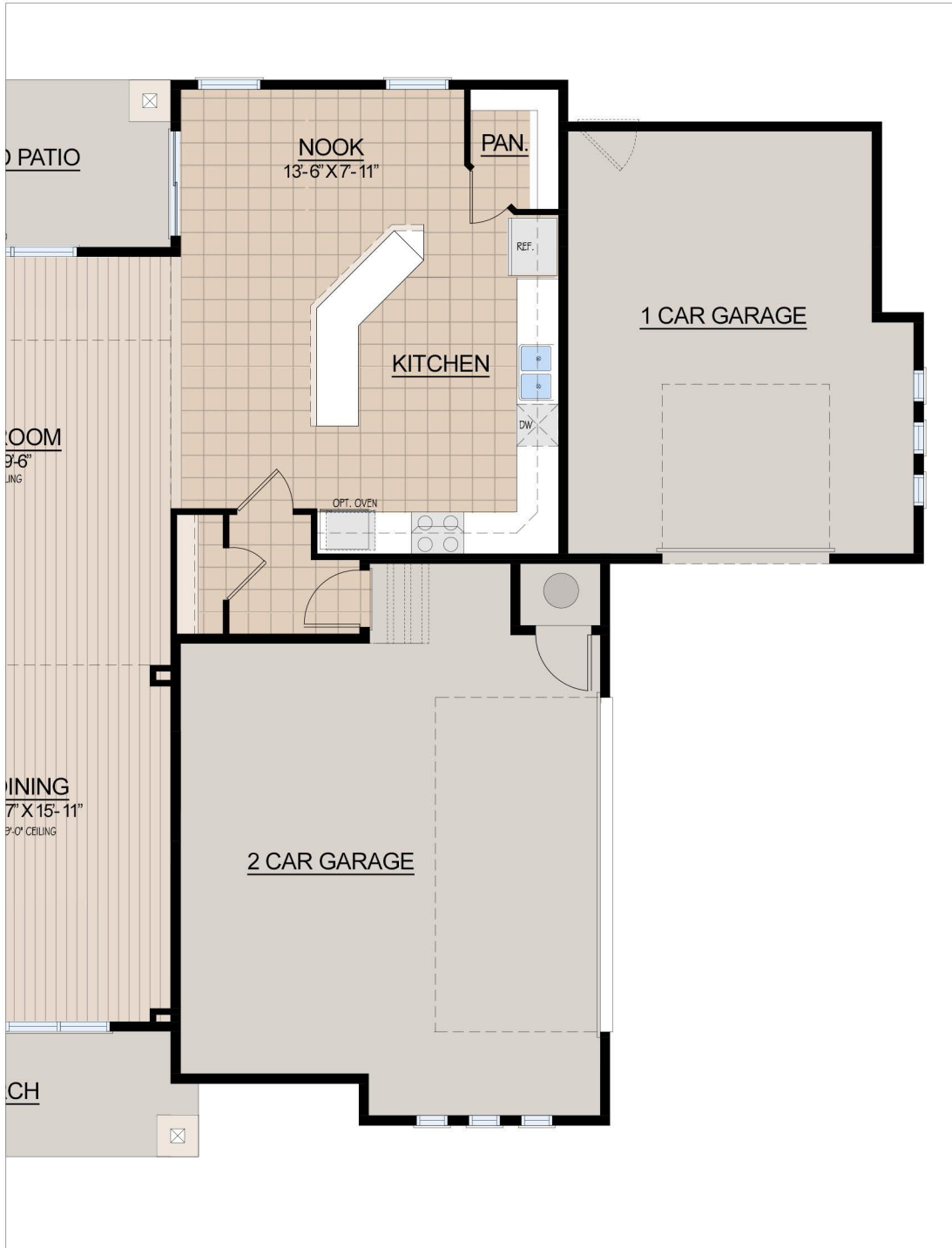
**OPT. 2 CAR FRONT /
1 CAR LOAD GARAGE**





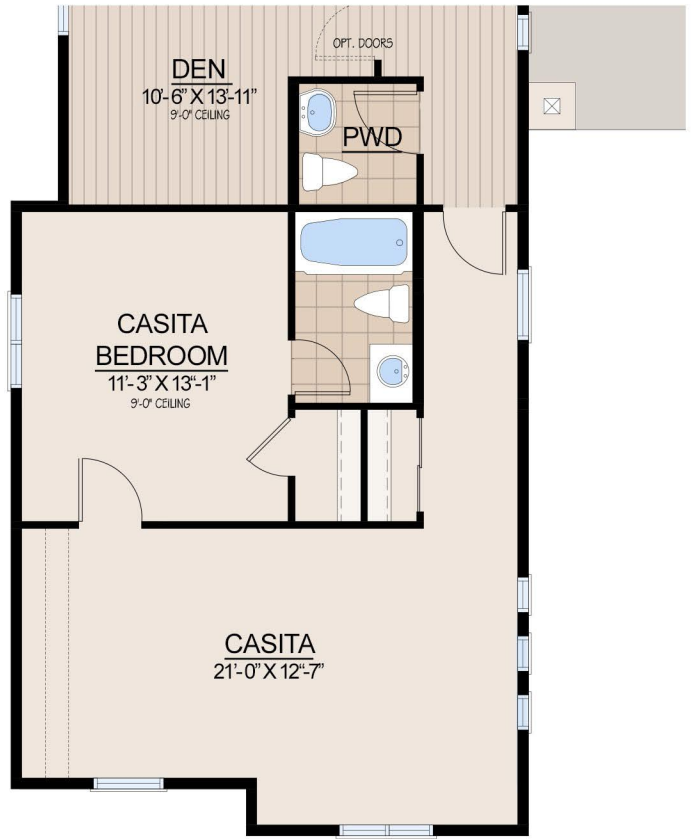
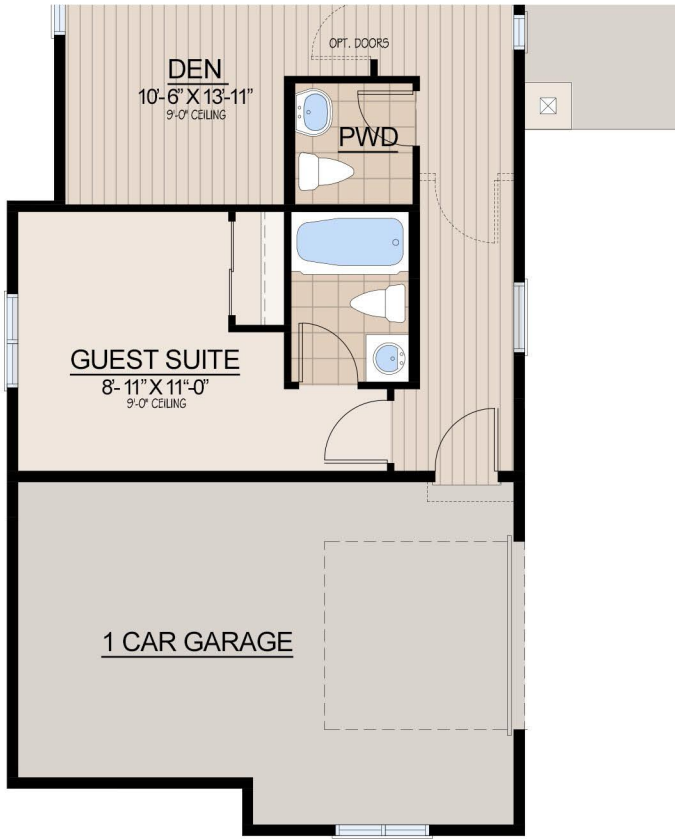
OPT. 2 CAR SIDE LOAD GARAGE





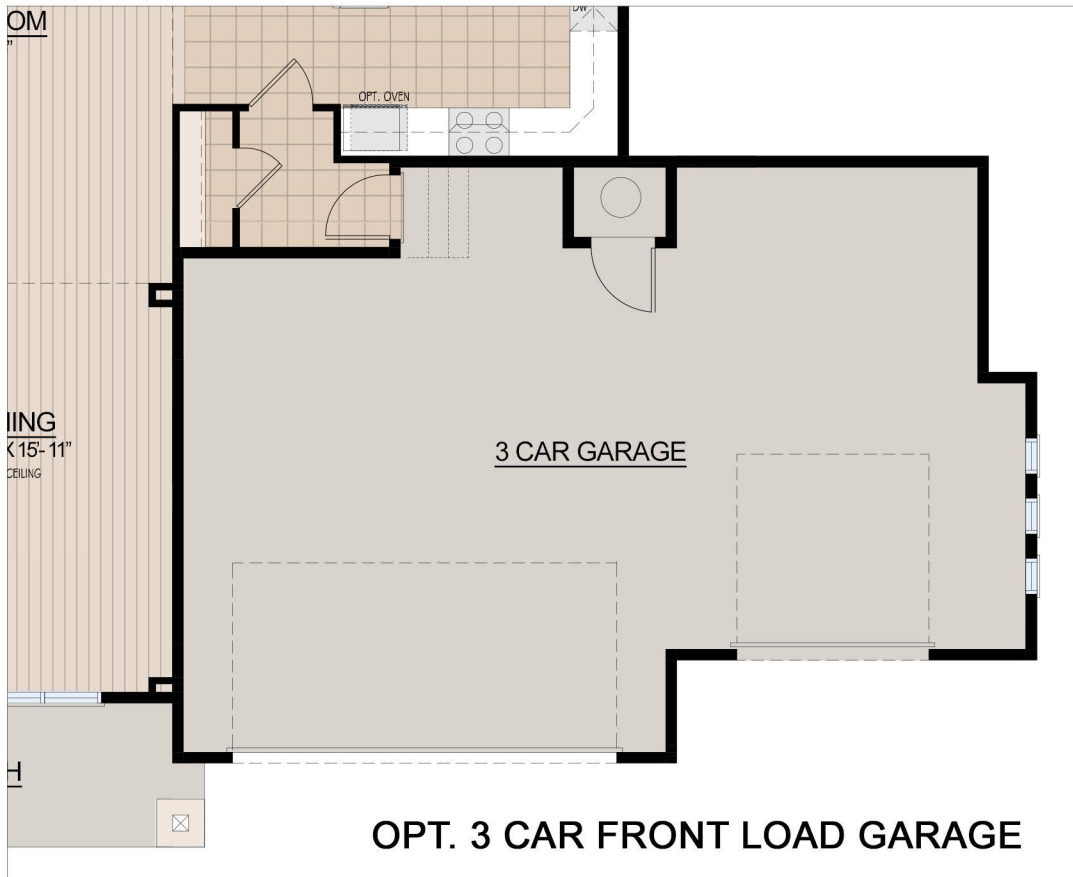
OPT. 2 CAR SIDE LOAD / 1 CAR FRONT LOAD GARAGE





OPT. GUEST SUITE + 1 CAR GARAGE

OPT. CASITA





FLAGSTAFF RANCH "A" - COLOR OPT. 4

MODEL 3300



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Side Load Garage Opt.

MODEL 3300

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 2 Car Side Load with 1 car split Garage Opt. MODEL 3300

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



EQUAL HOUSING
OPPORTUNITY





FLAGSTAFF RANCH "A" - 3 Car Front Load Garage Opt.

MODEL 3300

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "B" - COLOR OPT. 1

MODEL 3300



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "C" - COLOR OPT. 2

MODEL 3300

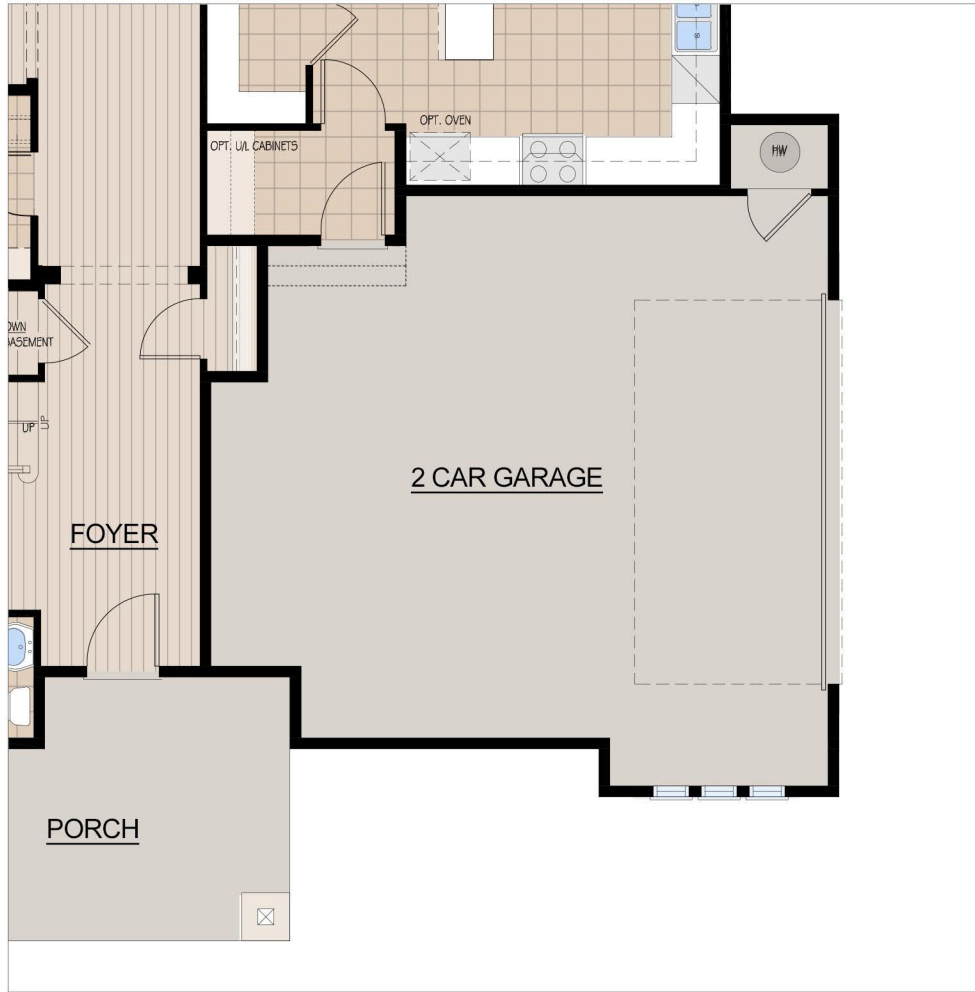


Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01



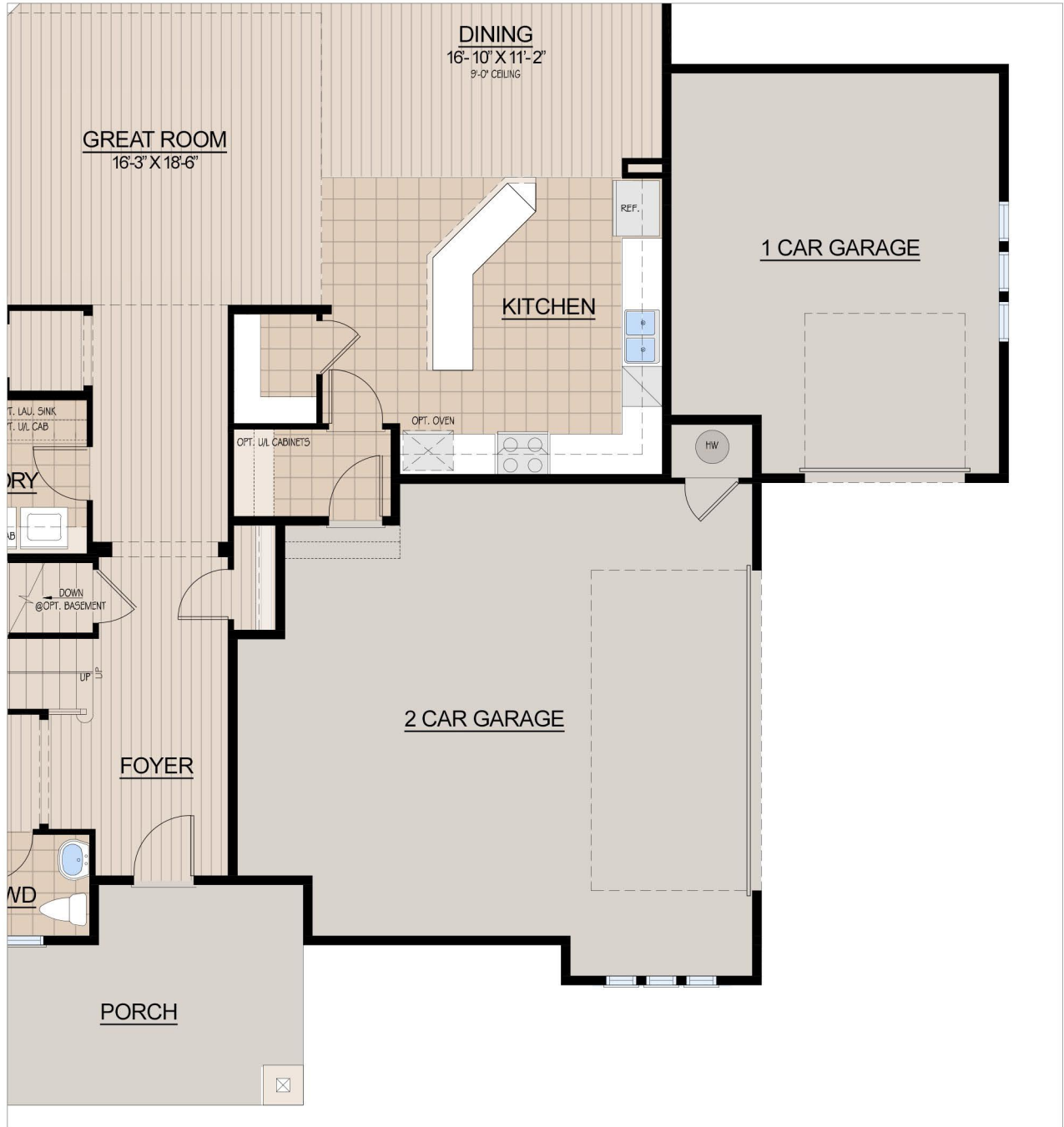






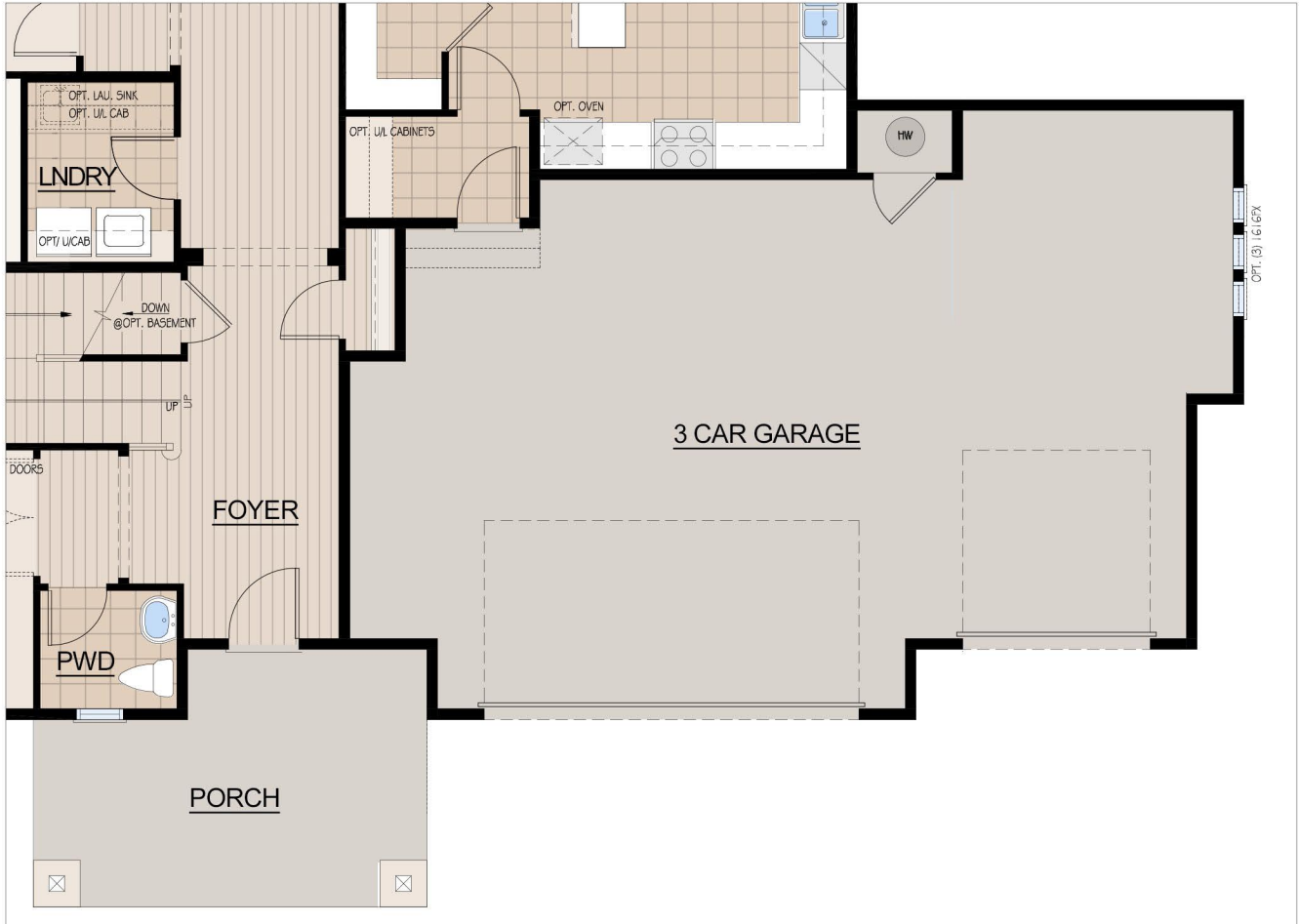
OPT. 2 CAR SIDE LOAD GARAGE





**OPT. 2 CAR SIDE LOAD WITH
1 CAR SPLIT FRONT LOAD GARAGE**





OPT. 3 CAR FRONT LOAD GARAGE



This Page
Intentionally
Left Blank

Please turn to next --->



FLAGSTAFF RANCH "A" - COLOR OPT. 1

MODEL 3450



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "A" - 3 Car Garage Opt.

MODEL 3450

Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





FLAGSTAFF RANCH "B" - COLOR OPT. 2

MODEL 3450



Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01





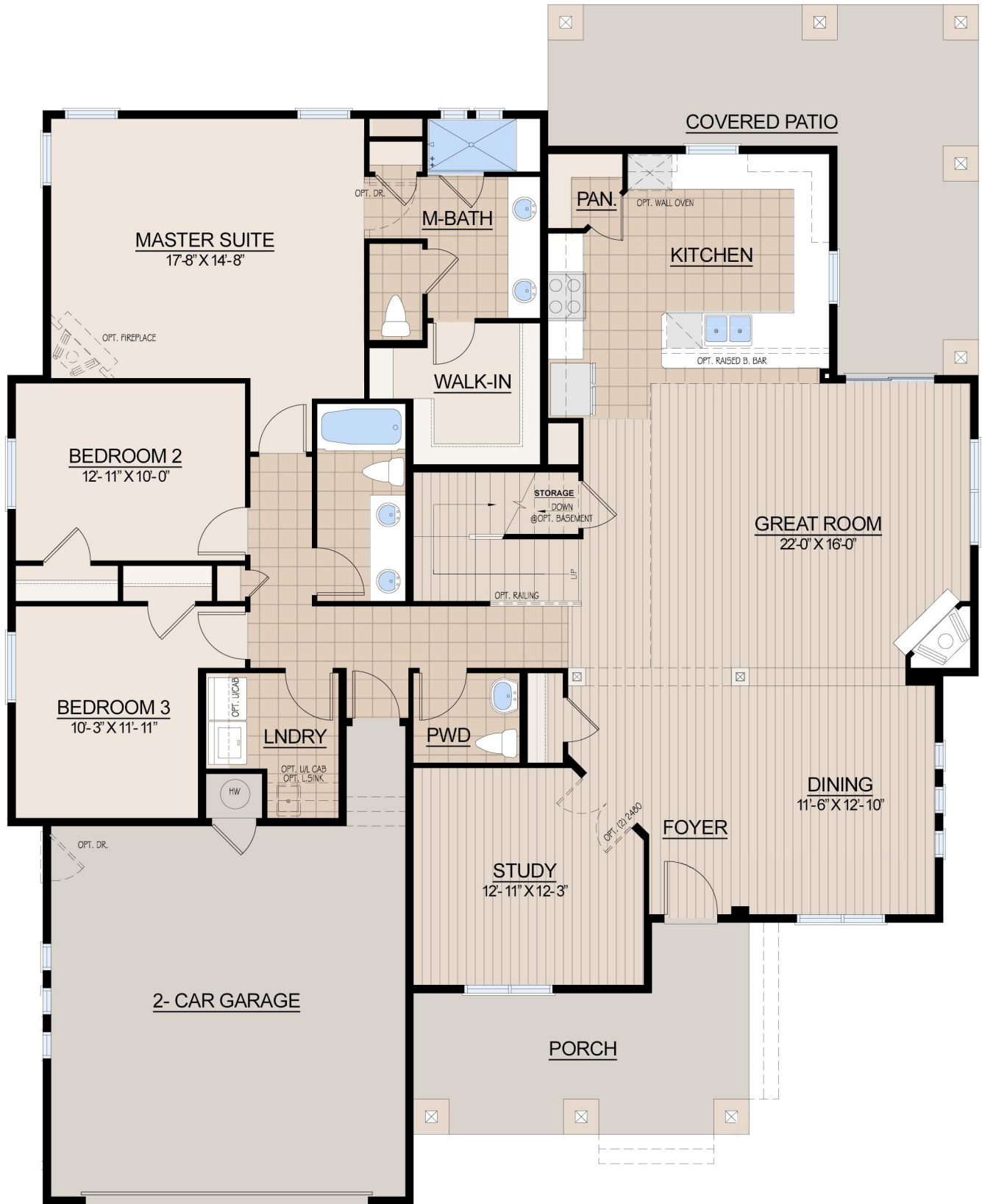
FLAGSTAFF RANCH "C" - COLOR OPT. 3

MODEL 3450

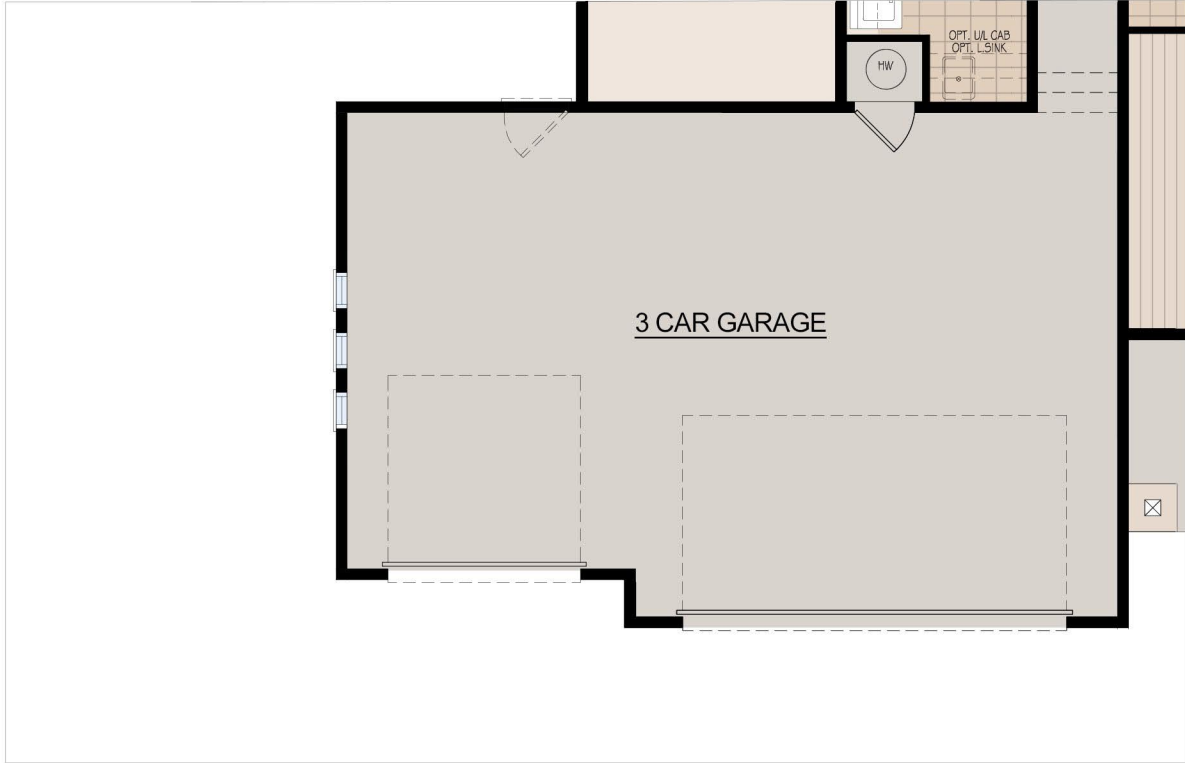


Floor plans and elevations are artist renderings and are for illustration only. Miramonte Homes reserves the right to change interior and exterior designs, specifications, locations, sizes and design features of floor plans, elevations and prices without prior notice. All dimensions are approximate. Miramonte Homes floor plans and elevations are solely owned by Miramonte Homes and are protected by Copyright law. Any unauthorized use is prohibited. ROC241199KB01









OPT. 3 CAR GARAGE

