

Garces on Lot 253 - \$420,000

What's the origin of the name Garces?

The town of **Garces** was located on the east side of the Huachuca mountains, just west of Hereford. Named after the Friar Francisco Garces, a Spanish Catholic missionary priest, and first European to meet the Mojave Indians in 1775. The Mojave's journeyed with Garces to the west coast in a route later known to the pioneers as the "Mojave Road".



sq ft. 1398



3 Bedrooms



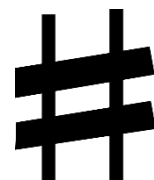
2 Bathrooms



3 Car



Lot 253



The beautiful 360-degree views greet you from this home. The cordial kitchen/great room will make a statement with the premium finishes you select. Consider upgrading cabinets, and stainless-steel appliances.



Add a gazebo to serve as a warm and private patio and party area. Great for sunset dinner, parties and family fun.

Used as outdoor rooms, dining areas, entertaining spaces, and more, gazebos can provide shade and protection from rain or sun and be used as an extension of your available living space.

While lumber has long been the dominant material for house framing, metal framing provides a better option for cost savings and durability.

Metal frames and components are engineered, produced and fabricated from structural quality steel coils and are shaped at an ambient temperature using Framacad roll-forming machines for residential steel frame homes.

Wall panels and trusses for the Garces were assembled off-site and delivered ready for installation. The result is a precisely framed home.



- Reduced warranty issues due to stability. Steel frames are straight and even, and the material doesn't warp, split or shrink.
- Drywall attachment requires no correction for the twists that occur with wood.
- Doors fit perfectly when installed and maintain tolerance forever.
- Lower long-term maintenance costs due to metals resistance to termites and mold.
- Lower insurance costs. Insurance underwriters set significantly higher premiums for wood-framed construction than noncombustible framing materials like cold-formed steel.



Upgrade the Garces to meet your requirements:

The entire Garces home can be heated and air conditioned with Mitsubishi Mini Split individual room control.

Zoned Mitsubishi solutions treat every room in a home independently so that every room may just stand by or accommodate individual needs.

Including an ERV system assures adequate fresh air introduction to this well insulated and airtight home.

Yes, even the 3-car garage could be Foam Insulated and AC zone controlled. Work on your favorite project in the garage on an upgraded and beautiful epoxy floor and open the big full-size side door inviting the outside to join your project.

This home, with proper foam insulation and energy efficient HVAC would need only a small solar array to become [NetZero](#). Insulated with BASF foams in all exterior walls and Deako light switches throughout.....the smart choice for smart home control.

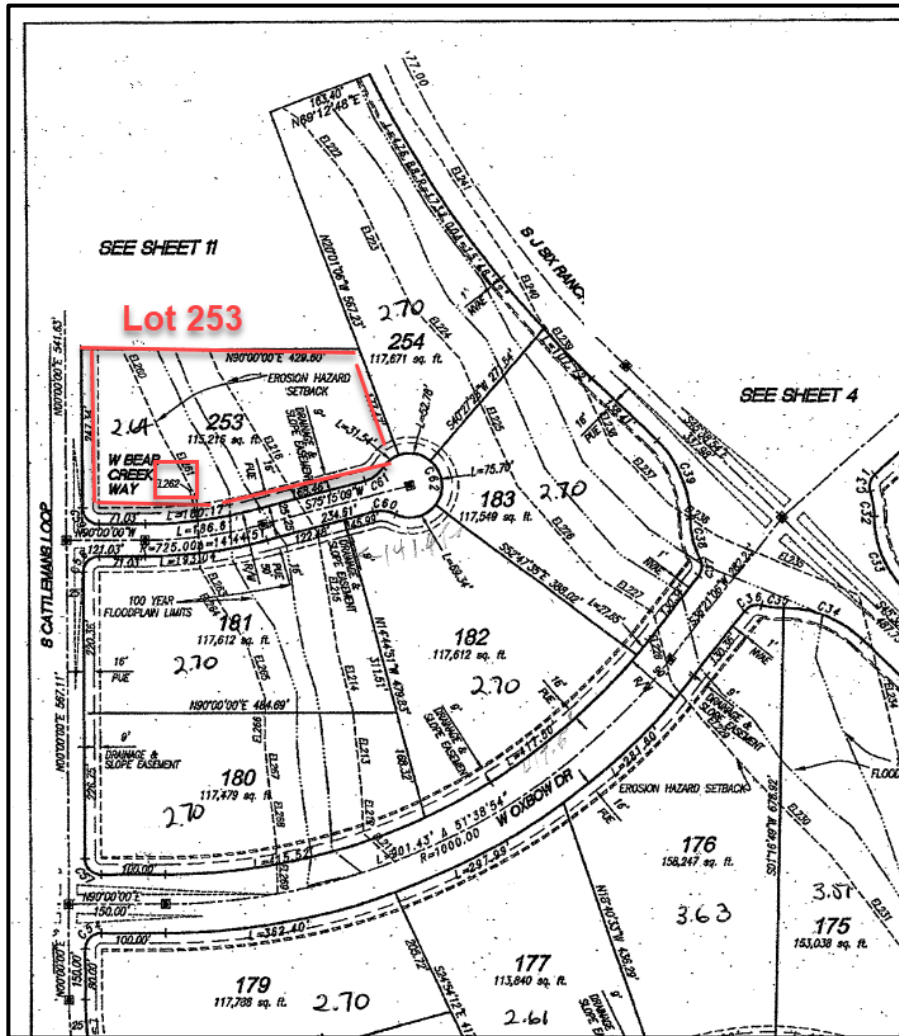


For peace of mind, all Red Hawk homes can achieve **Energy Star** ratings. A home energy rating involves an analysis of a home's construction plans and specifications. Based on the home's plans, the Home Energy rater uses an energy efficiency software package to perform an energy analysis of the home's design.

This analysis yields a projected, pre-construction Energy Rating Index. Then, the energy rater conducts onsite inspections of the Red Hawk [NetZero](#) homes to assure the construction of the home meets the specifications defined in the construction plans. On site tests and inspections include a blower door test (to test the leakiness of the house) and an HVAC efficiency test. Results of these tests, along with inputs derived from the plan review, are used to generate the Energy Rating Index score for the home. The Sky Island on Lot 254 has achieved our very best Energy Star rating.

Located high on Lot 253, the Garces orientation provides panoramic views of the surrounding mountains. A herd of deer will greet you at sunrise each morning.

NORTH -



Visit the Red Hawk online design center and pursue the Garces options