

Fairbank – Lot 255 \$649,000

Fairbank was founded in 1882 when the railroad established a station nearby to the J6 ranch.



2461 sq. ft.



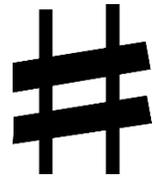
3 Bedrooms



2.5 Bathrooms



2 Car & RV



Lot 255

Move-in ready home! This Fairbank home sits on a lot that boasts stunning views from both the courtyard and the rear patio. The Fairbank plan is loaded with beautiful upgrades throughout the home. The striking entry offers big views of the great room just beyond. The 16' wide patio glass sliders let the outside in and the inside out. The beautiful 360-degree views greet you from every room. The gourmet kitchen with an oversized island is complimented by a hidden, walk-in pantry and makes a statement with its premium finishes, upgraded cabinets, and stainless-steel appliances. The great room provides an abundance of natural light to magnify your indoor/outdoor experience. A luxurious warm primary bathroom boasts an impressive walk in shower, free standing tub, quartz countertops, dual sinks, and a private toilet area. Over \$6,000 in electrical upgrades.

- The oversized kitchen island provides a centerpiece for entertaining
- Lock and leave lifestyle
- Multi-panel glass stacking doors for indoor/outdoor luxury living space
- Stunning primary retreat with mountain views





The entire home is heated and air conditioned with an American Standard System. An ERV system assures adequate fresh air introduction to this well insulated and airtight home.

Yes, even the 3car/2car RV garage is Foam Insulated. Work on your favorite project in the garage on the beautiful epoxy floor and open the big full-size side door inviting the outside to join your project.

Home Energy Rating Certificate

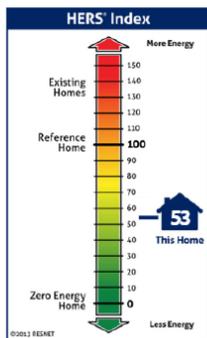
Projected Report

Rating Date: 2020-05-28
 Registry ID:
 Ekotrope ID: bLbPXlyv

HERS® Index Score: 53 <small>Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com</small>	Annual Savings \$1,441 <small>*Relative to an average U.S. home</small>	Home: Red Hawk Development Cochise County, AZ Builder: Startender LLC
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Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	\$120
Cooling	9.9	\$285
Hot Water	6.6	\$181
Lights/Appliances	18.8	\$521
Service Charges		\$120
Generation (e.g. Solar)	0.0	\$0
Total:	39.7	\$1,227



Home Feature Summary:

- Home Type: Single family detached
- Model: Fairbank - Base Plus
- Community: Red Hawk J-6 Ranch
- Conditioned Floor Area: 2,461 ft²
- Number of Bedrooms: 3
- Primary Heating System: Air Source Heat Pump • Electric • 8.2 HSPF
- Primary Cooling System: Air Source Heat Pump • Electric • 14 SEER
- Primary Water Heating: Water Heater • Electric • 0.91 Energy Factor
- House Tightness: 3 ACH50
- Ventilation: 54.6 CFM • 19.5 Watts
- Duct Leakage to Outside: 4 CFM25 / 100 ft²
- Above Grade Walls: R-23
- Ceiling: Vaulted Roof, R-38
- Window Type: U-Value: 0.39, SHGC: 0.23
- Foundation Walls: N/A

This home meets or exceeds the criteria of the following:

- ENERGY STAR v3
- ENERGY STAR v3.1
- 2018 International Energy Conservation Code
- 2015 International Energy Conservation Code
- 2012 International Energy Conservation Code
- 2009 International Energy Conservation Code
- 2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Thomas Cochran
 RESNET ID: 1889694

Rating Company: Ei Engineering
 2570 S Miller Ln, Las Vegas, NV 89117
 702 365-8080

Rating Provider: Ei Engineering
 2570 S Miller Ln, Las Vegas, NV 89117
 702 365-8080



Thomas Cochran, Certified Energy Rater
 Digitally signed: 5/28/20 at 5:13 PM

This home enjoys a HERS rating of 53 and needs only a mid-size solar array to become **NetZero**. Insulated with BASF foam in all exterior walls including an interior acoustic sound wall separating the Great Room from the guest bedrooms. Deako light switches throughout.....the smart choice for smart home control



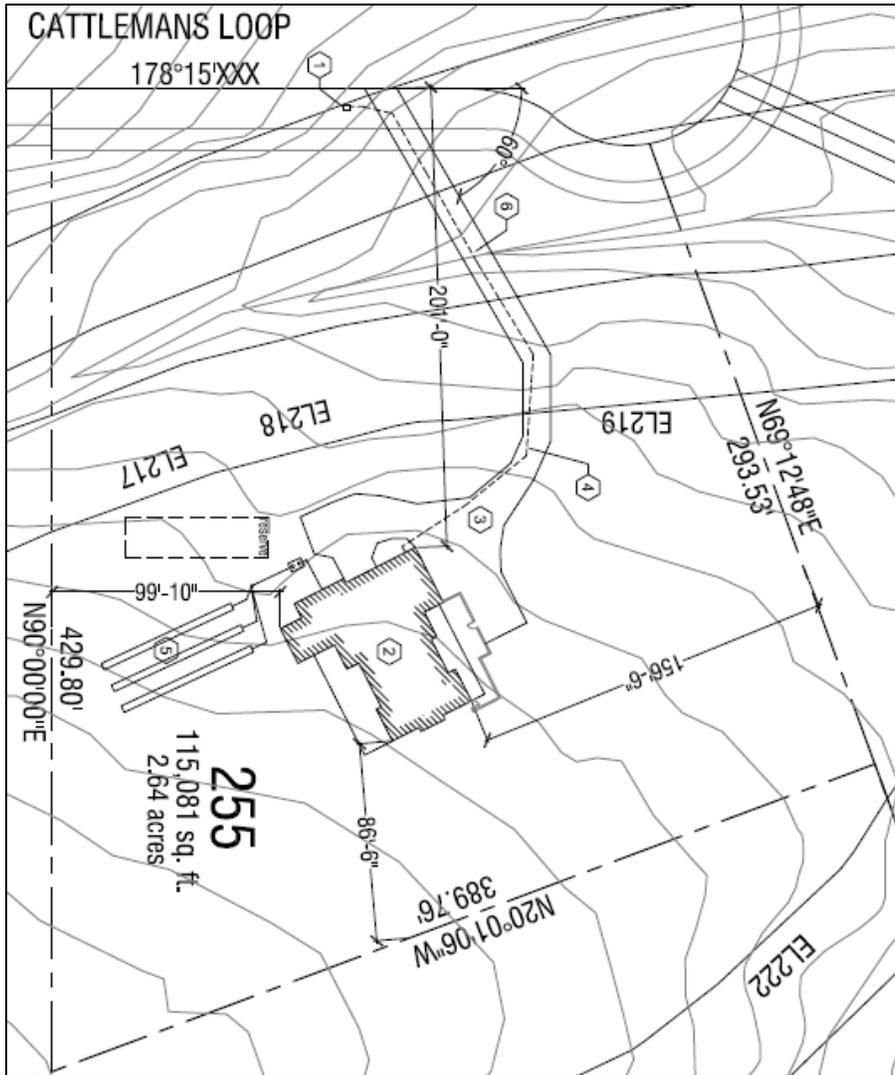
For peace of mind, all Red Hawk homes are **Energy Star** rated. A home energy rating involves an analysis of a home's construction plans and specifications. Based on the home's plans, the Home Energy rater uses an energy efficiency software package to perform an energy analysis of the home's design.

ENERGY STAR

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 Fairbank on Lot 25 has achieved an Energy Star rating that will save the owner \$1,441 in annual energy cost as compared to the average home of a same size home in Southern Arizona.

Located on Lot 255, the Fairbank 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 Fairbank options and upgrades.

