

Pearce - Lot 260 \$499,000

1884 the Commonwealth mine was established in nearby Pearce. The Commonwealth mine, said to be one of the richest mines ever found in Arizona, producing over fifteen million dollars in gold.



1854 sq. ft.



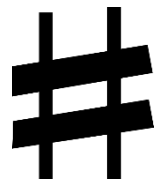
3 Bedrooms



2 Bathrooms



2 Car



Lot 260

Move in Ready! This Pearce home has upgraded features throughout. Start with the Territorial design with modern accents: Standing Seem Galvalume Roof, Galvanized Patio posts and galvanized courtyard gates provide a contrast of the old and new. This Pearce home exudes personality with a charming courtyard entry that leads into the foyer with views of the open-concept dining room, great room, and kitchen. The primary bedroom suite features a generous walk-in closet and a spa-like primary bath separate shower and tub and dual vanities. Additional highlights include spacious secondary bedrooms, giant pantry and centrally located laundry.

- Stunning gourmet kitchen with upgraded cabinetry, stainless steel KitchenAid appliances and large center island with breakfast bar
- 16-foot multi-slide pocket doors at great room opening to 8' wide.
- Upgraded tile flooring throughout
- Professionally designed front yard landscape package
- \$6,500 upgrade wiring

The entire home is heated and air conditioned with Mitsubishi Mini Split individual room control. Zoned Mitsubishi solutions treat every room in the Pearce independently so that every room may either stand by or accommodate individual needs. An ERV system assures adequate fresh air introduction to this well insulated and airtight home.



Yes, even the garage is Foam Insulated. Work on your favorite project in the garage on the beautiful epoxy floor. Open the big garage door and invite the outside to join your project.

A very secluded area just west of the patio and master bedroom will be your place of solitude. A mature mesquite bosque, a herd of deer to greet you at sunrise and beautiful sunsets to the west to end your day.

This home enjoys a HERS rating of 62 and needs only a small solar array to become [NetZero](#). Insulated with BASF foam in all exterior walls and interior insulated wall separating the Great Room from the guest bedrooms. Deako light switches throughout.....the smart choice for smart home control

Pearce - Lot 260

Exterior Features

- 2x6 Exterior Walls in Living Area
- Post tension slab: home, porches and garage
- Dual Pane Windows
- Covered Patio
- Sherwin Williams Super Acrylic, 3 color exterior paint combination
- River Sand Finish Stucco
- Driveway
- Electrical underground
- Standing Seam Metal Roof - Galvalume
- BASF Open Cell Polyurethane Spray Foam Insulation -exterior walls and under roof deck
- Tightly sealed air ducts and Tyvek house wrap to minimize air infiltration

Interior Features

- 8-Foot Solid Masonite Fiberglass Front Door
- Knotty Alder Interior Doors with Satin Nickel Lever Hardware
- Drywall Hand Textured with Round Corners
- Kerf Jams (no base boards)
- Porto Ivory Stack Set 12*24 with urban potty grout
- 3-CM Granite Vanities with Under Mount Sink in Hall Baths
- Sherwin Williams Interior Paint
- Spacious Laundry Room with full cabinets
- Panasonic Whisper Comfort ceiling ERV
- Ceiling Fan Pre-Wiring at Master Suite, Family Room and all Bedrooms
- Deako Rocker Smart Lighting switch boxes
- 2 Car Garage with Automatic Doors

Automation

- Deako Smart Lighting Switches
- Conduit backbone locating WAP wireless network on opposite ends of home
- Nest Thermostats
- Smart Home Network hub
- Great Room wired for (5) Speaker Surround Sound
- Category 5 Pre-wire, Cable, TV,

Options = Blue

Included = Black

Kitchen

- 3 CM Natural Slab Granite Counter Tops
- Under Mount Stainless Steel Sink
- Cabinets include 4 roll out shelves in Kitchen, 42-inch Uppers, Crown Molding, Upgraded to Door and Drawer Construction, Aspect Cabinet Raised Panel and Kountry Wood.
- KitchenAid Single Wall Oven, Vent a Hood, Whirlpool French Door Refrigerator, Frigidaire Professional Convection/Microwave, Bertazzoni Master Series Electric Range
- Full Height and over size framed Pantry

Elegant Master Suite

- Porcelain Tile Shower Surround and Floor
- Tub without shower
- 3- CM Granite Vanity Tops w/Under-Mount Sink
- Single Lever Faucets
- Picture Framed Vanity Mirror (s)
- Walk-In Closets

Optional Energy Saving Upgrade

- Mitsubishi Split HVAC System
- Efficiency Smart Tank Electric Water Heater
- Plumbing for Bluetooth activated Hot Water recirculation
- BASF Spray Foam - Garage

Optional Features

- Knotty Alder interior doors
- Extended Patios
- Courtyard and Landscaping Package with Automatic Drip Irrigation System
- Exterior Stone Veneer
- Standing Seam Metal Roof - Galvalume
- Grand Scale Great Room Patio Doors
- Soft Water Loop: whole house water filtration
- Insulated Great Room entertainment wall
- Upgraded Flooring, Plumbing Fixtures, Lighting, Countertop
- Garage: insulated, drywalled and painted
- Epoxy Floor in Garage
- Upgraded closets in all rooms

Home Energy Rating Certificate

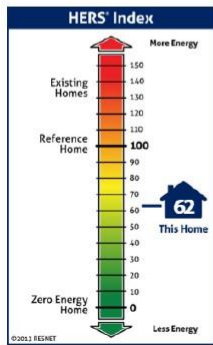
Projected Report

Rating Date: 2020-04-30
 Registry ID:
 Ekotrope ID: zLOel0Ev

HERS® Index Score: 62 <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 \$967 <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	3.0	\$80
Cooling	8.8	\$250
Hot Water	6.6	\$178
Lights/Appliances	16.4	\$447
Service Charges		\$120
Generation (e.g. Solar)	0.0	\$0
Total:	34.7	\$1,075



Home Feature Summary:

- Home Type: Single family detached
- Model: Pearce
- Community: Red Hawk J-6 Ranch
- Conditioned Floor Area: 1,854 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: 49 CFM • 17.5 Watts
- Duct Leakage to Outside: 4 CFM25 / 100 ft²
- Above Grade Walls: R-27
- 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:

- 2018 International Energy Conservation Code
- 2015 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: 4/30/20 at 9:54 AM



Energy Conserving Upgrades – Mitsubishi Mini-Split HVAC, Rheem Hybrid Water Heater, Plumbing for Blue Tooth Hot Water on Demand, Deako Smart Lighting energy management and the Pearce is Solar Array Ready. Upgrade to a Solar Array to enjoy a NetZero electric bill

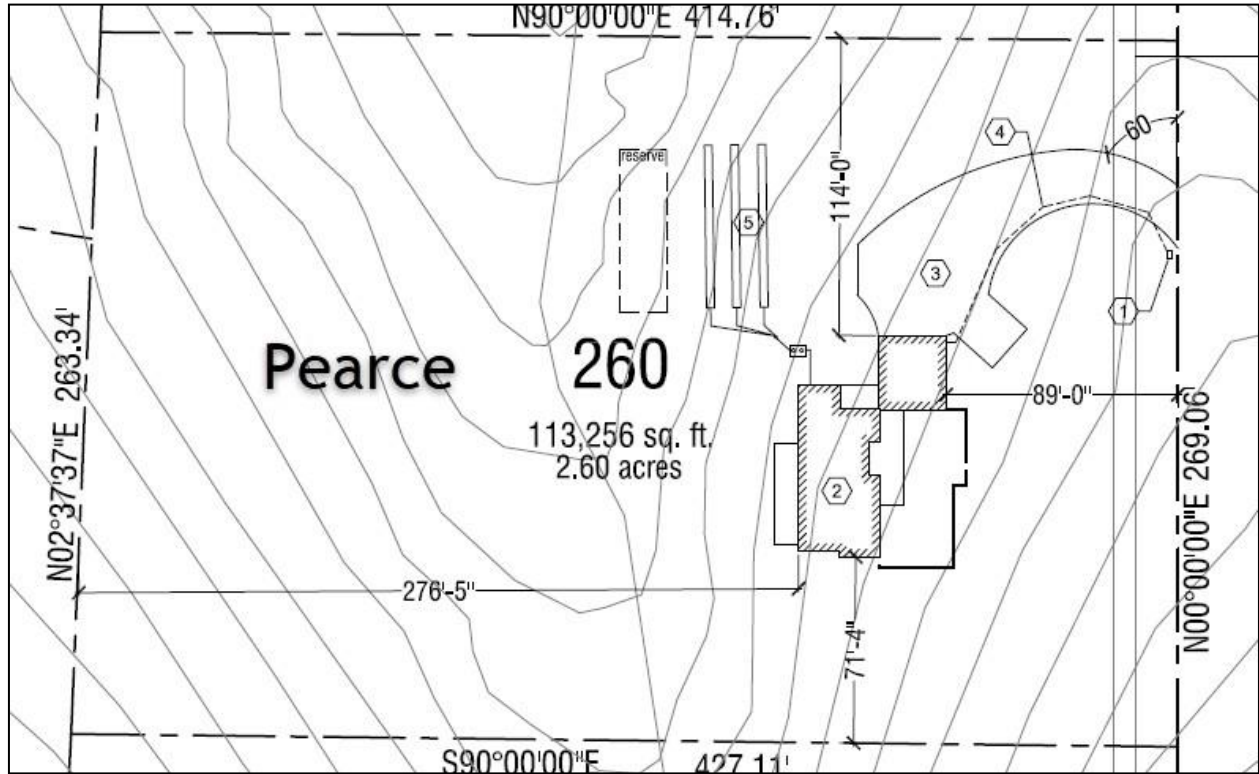


For peace of mind, all Red Hawk homes are **Energy Star** rated. A home energy rating involves an analysis of a home's construction plans and specifications. Based on the home's plans, the Home Energy rater uses an energy efficiency software package to perform an energy analysis of the home's design.

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 score.

Located high on Lot 260, the Pearce orientation provides a striking view to the west and Kitt Peak is visible in the distance.

NORTH - 



Visit the Red Hawk online design center and pursue the Pearce options and upgrades.

