

Reef 2 Car - Lot 253 \$398,000
+ Lot premium \$24,000



Reef - Named for a conspicuous reef of rock (Carr Reef), a series of quartzite cliffs running along the eastern side of the Huachuca Mountains, a noted landmark.



1758 sq. ft.



3 Bedrooms



2 Bathrooms



2 car



Lot 253

- Great Room & Dining Room
- Covered Porches, 723 sq. ft.
- 2 Car Garage, 738 sq. ft.
- Lot 253, 2.7 acres
- Total of 3219 square feet under roof



ARIZONA
TERRITORY

Build Ready: This Reef home is “build ready” and designed on an elevated lot of 2.7 acres. The reef is settled down and sheltered in a “hollow” and naturally protected from the western exposure. The master suite has a walk-in closet, a spa-like primary bath with separate shower and tub and dual vanities. Additional highlights include spacious secondary bedrooms, giant pantry and centrally located laundry.



Upgrades to consider are a 3-car garage or 2 car and RV Garage, acoustic wall between great room and guest bedrooms and why not consider a gourmet kitchen to accompany the giant pantry. Upgrade to a stunning gourmet kitchen with upgraded cabinetry, stainless steel appliances and large center island with breakfast bar. Visit the Red Hawk online design center to select from many design options.

The entire home is foam insulated and Tyvek wrapped to form a barrier to exterior heat and cold, thus an energy efficient living space. An included ERV system assures adequate fresh air introduction to this well insulated and airtight design.

A very secluded area 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 Reef on lot 253 is expected to achieve a HERS rating of 59 and needs only a small solar array to become [NetZero](#). Deako light switches throughout.....the smart choice for smart home control.

Home Energy Rating Certificate		Rating Date: 2020-04-30
Projected Report		Registry ID:
		Ekotrope ID: bLbQWwy2

HERS® Index Score: 59 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	Annual Savings \$954 *Relative to an average U.S. home	Home: Red Hawk Development Cochise County, AZ Builder: Startender LLC
--	---	---

Your Home's Estimated Energy Use:		This home meets or exceeds the criteria of the following:
	Use [MBtu]	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
Heating	2.6	
Cooling	7.8	
Hot Water	6.6	
Lights/Appliances	16.0	
Service Charges	0.0	
Generation (e.g. Solar)	0.0	
Total:	32.9	
	Annual Cost	
	\$69	
	\$219	
	\$178	
	\$435	
	\$120	
	\$0	
	\$1,020	

HERS® Index

More Energy

Existing Homes

Reference Home

59 This Home

Zero Energy Home

Less Energy

Home Feature Summary:

Home Type: Single family detached
 Model: Reef
 Community: Red Hawk J-6 Ranch

Conditioned Floor Area: 1,758 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: 48 CFM • 17.1 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

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





This Reef Plus design located on Lot 253 provides a stunning view of the Rincon's to the north, and the Whetstone mountains to the south.



The patio is protected by a mature stand of Mesquite trees watered by the drainage to the East.

