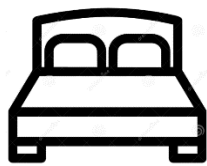


Sky Island – Lot 254 - \$722,300

*The term **Sky Island**, "mountain island in a desert sea", was popularized by nature writer Weldon Heald, a resident of southeastern Arizona. The term salutes the beauty of the southwest.*



Bedrooms



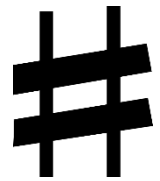
2541 sq. ft. 3



3.5 Bathrooms



2 Car & RV



Lot 254

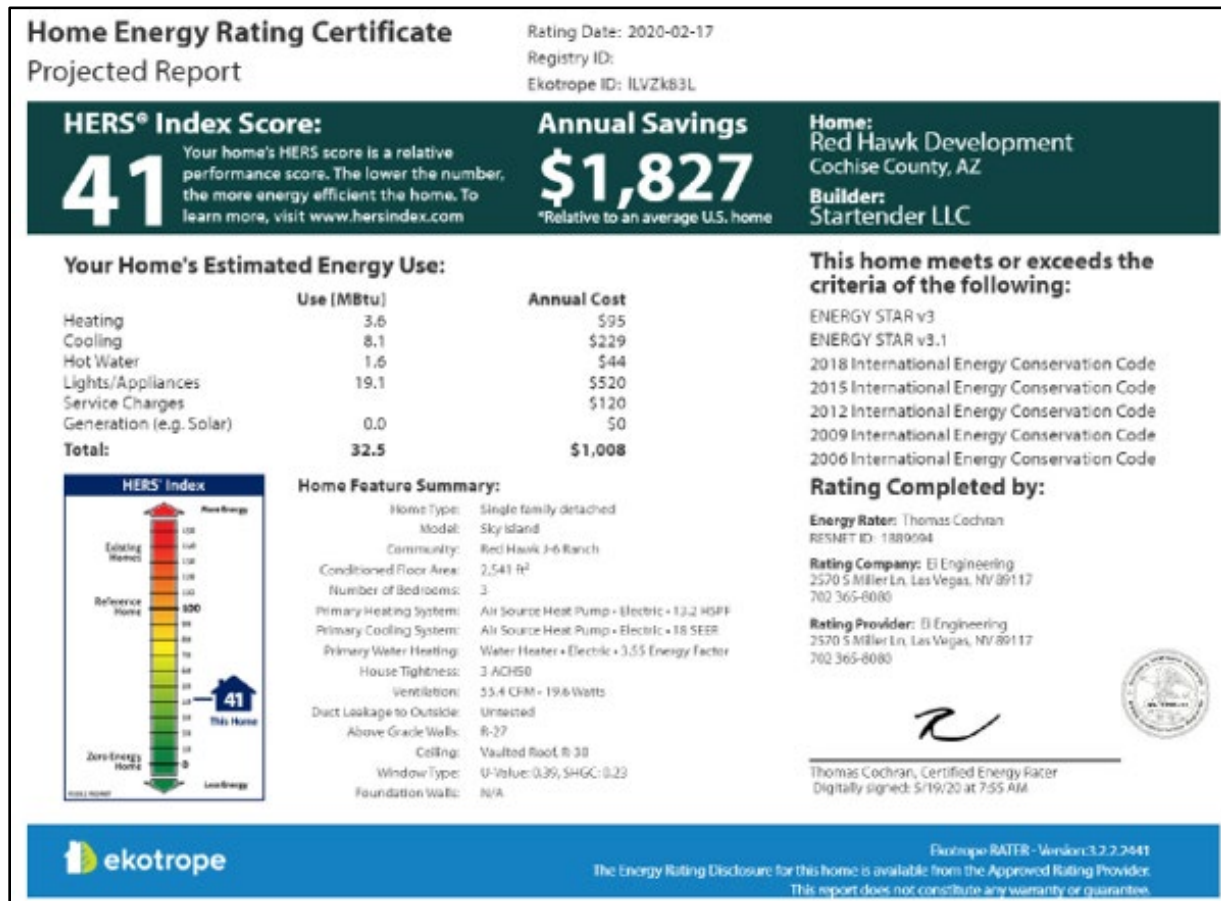
Move-in ready home! This Sky Island plan is loaded with beautiful upgrades throughout the home. The striking entry offers big views of the great room just beyond. The 16' wide patio glass sliders let the outside in and the inside out. The beautiful 360-degree views greet you from every room. The cordial kitchen/great room 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 and warm primary bathroom boasts quartz countertops, dual sinks, and a private toilet area.

- The oversized kitchen island provides a centerpiece for entertaining
- A luxurious primary bathroom boasts quartz countertops, dual sinks, and a private toilet area
- Upgraded Kitchen with Bottom Freezer Refrigerator, Microwave/Convection 5 Electric Burner Range, Dishwasher and Avallon Beverage Center
- Multi-panel glass stacking doors for indoor/outdoor luxury living space
- \$6,400 wiring upgrade



The entire home is heated and air conditioned with Mitsubishi Mini Split individual room control. Zoned Mitsubishi solutions treat every room in the Sky Island independently so that every room may just stand by or accommodate individual needs. 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 and AC zone controlled. Work on your favorite project in the garage on the beautiful epoxy floor and the big full-size side door inviting the outside to join your project.

This home enjoys a HERS rating of 41 and needs only a small solar array to become [NetZero](#). Insulated with BASF foams in all exterior walls and interior acoustic sound wall separating the Great Room from the guest bedrooms. Deako light switches throughout.....the smart choice for smart home control



ENERGY STAR

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 Index score for the home. The Sky Island on Lot 254 has achieved our very best Energy Star rating.

Sky Island

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](#)
- [Concrete Flat Shingles](#)
- 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 Knotty Alder Front Door
- [Knotty Alder Interior Doors with Satin Nickel Lever Hardware](#)
- Drywall Hand Textured with Round Corners
- Kerf Jams (no base boards)
- [Reside Ash 24" x 24" installed straight set throughout home with Prism Driftwood 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
- [Great Room Fireplace](#)
- [Deako Rocker Smart Lighting switch boxes](#)

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](#)
- [Upgraded Kitchen with Bottom Freezer Refrigerator, Microwave/Convection 5 Electric Burner Range, Dishwasher and Avallon Beverage Center.](#)
- Full Height framed Pantry

Elegant Master Suite

- Porcelain Tile Shower Surround and Floor
- [Free Standing Master Bathtub](#)
- Quartz Vanity Tops w/Under-Mount Sink
- Single Lever Faucets
- Picture Framed Vanity Mirror (s)
- Walk-In Closets

Optional Energy Saving Upgrade

- Mitsubishi Split System or combine with American Standard System
- Rheem Platinum 65-gallon Hybrid High 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
- Concrete Tile Roofing
- Grand Scale Great Room Patio Doors
- Soft Water Loop: whole house water filtration, soft water conditioner and UV Filter
- Acoustic Great Room entertainment wall
- Great Room Fireplace
- [Upgraded Flooring, Plumbing Fixtures, Lighting, Countertop](#)
- Garage: insulated, drywalled and painted
- Epoxy Floor in Garage
- Upgraded closets in all rooms

Sky Island lot 254 Energy Efficiency

More detail on the Energy Saving Upgrade

- Mitsubishi Split System or combine with American Standard System
- Rheem Platinum 65-gallon Hybrid High Efficiency Smart Tank Electric Water Heater
- Plumbing for Bluetooth activated Hot Water recirculation.
- BASF Spray Foam – Garage
- Deako Smart Lighting Switches
- Nest Thermostats

Home Energy Rating Certificate Projected Report

Rating Date: 2020-02-17

Registry ID:

Ekotrope ID: ILVZk83L

HERS® Index Score:

41

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

\$1,827

*Relative to an average U.S. home

Home:

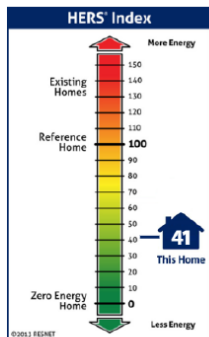
Red Hawk Development
Cochise County, AZ

Builder:

Startender LLC

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.6	\$95
Cooling	8.1	\$229
Hot Water	1.6	\$44
Lights/Appliances	19.1	\$520
Service Charges		\$120
Generation (e.g. Solar)	0.0	\$0
Total:	32.5	\$1,008



Home Feature Summary:

Home Type:	Single family detached
Model:	Sky Island
Community:	Red Hawk J-6 Ranch
Conditioned Floor Area:	2,541 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 13.2 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 18 SEER
Primary Water Heating:	Water Heater • Electric • 3.55 Energy Factor
House Tightness:	3 ACH50
Ventilation:	55.4 CFM • 19.6 Watts
Duct Leakage to Outside:	Untested
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:

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

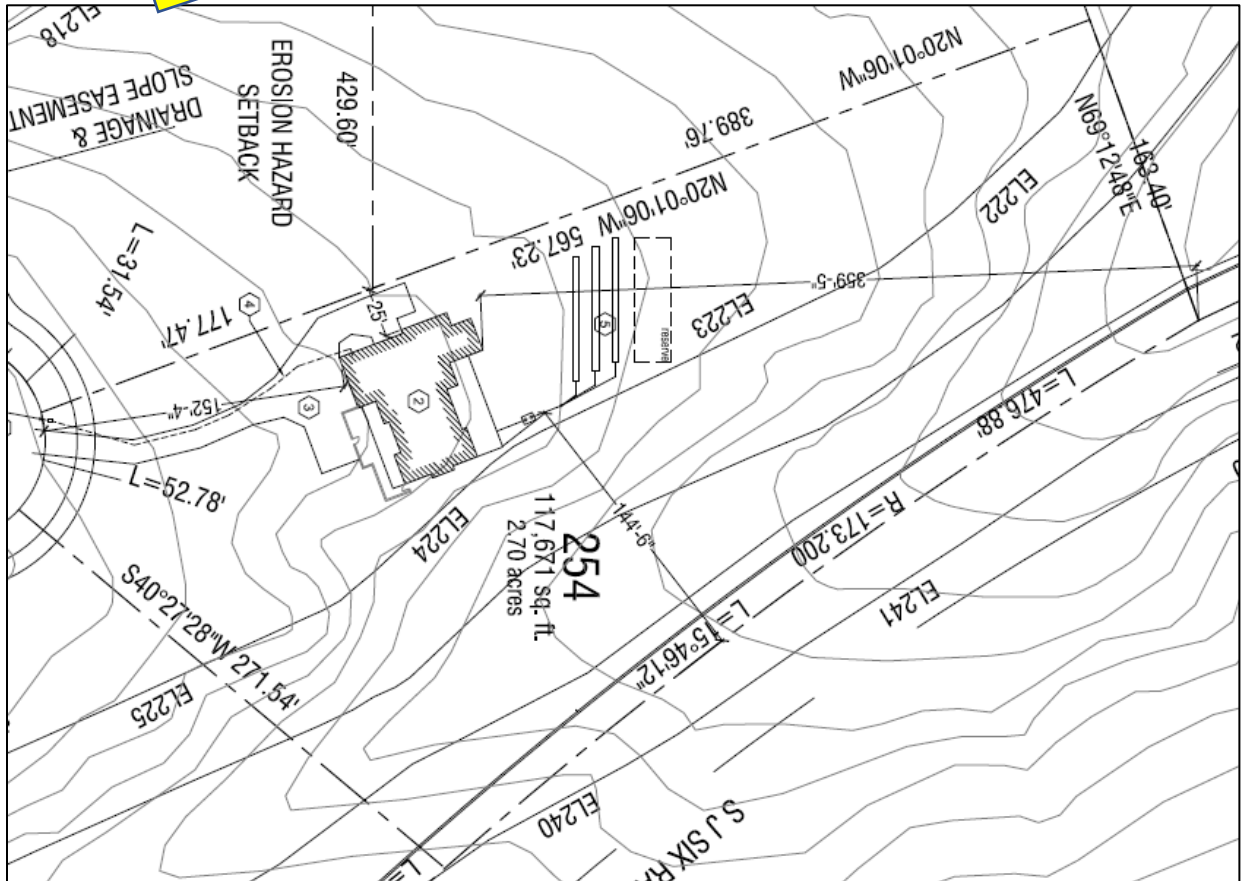
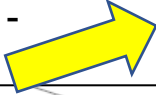
Thomas Cochran, Certified Energy Rater
Digitally signed: 5/19/20 at 7:55 AM



Ekotrope RATER - Version: 3.2.2.2441
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Located high on Lot 254, the Sky Island 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 Sky Island options and upgrades.