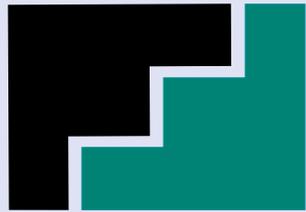


Tuscan Estates

BY



SOMBRA HOMES

Offered Exclusively by

Premier Stone Canyon Properties

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STONE
CANYON



Tuscan Estates

Tuscan Estates is tucked on the western edge of Stone Canyon, Tucson's premier private residential golf community. Tuscan Estates offers a blend of old-world charm and modern convenience. The topography within Tuscan Estates has a high desert feel with spectacular cacti and rocky hillsides, giving this secluded community its own unique characteristics.

Sombra Homes is actively building homes in Tuscan Estates from plans designed by Tucson Architect Andrew Dennehy. The homes built within Tuscan Estates require a Tuscan-themed design, which ultimately will fulfill the goal of creating an old-world feeling within this community. Homeowners may choose an existing plan, or if desired, Sombra will build from their own design.

The Pisa is a 2,832 sq. ft. single-level home with a quaint courtyard leading you into a beautiful great room and kitchen configuration. Two generous master suites and an additional bedroom with a full bath close by make this a perfect home for out of town guests. Enjoy the views from the spacious covered porches!

The Siena is a spacious 3,718 sq. ft. floor plan with 3 bedrooms plus den, 3 bathrooms (a fourth full bath is optional), a separate formal living room, a unique dining room, and a generous kitchen and great room concept. The master bedroom has a sizable sitting room with fireplace and a stately master bathroom. Enjoy the views from the generous covered porches. This desirable floor plan has options to accommodate your specific needs.

The Florence, our largest home, is 4,158 sq. ft. Be prepared to be wowed as you walk into the expansive great room with a wall of circular windows. The kitchen overlooks the great room with a breakfast nook and a formal dining room. An impressive master suite has its own separate patio area. Three other bedrooms either have their own private bath or one close by. This plan also includes a den and boasts ample space and true elegance.



Sombra Homes, your premier custom home builder since 1989, takes pride in building quality homes and relationships that last as well as our unsurpassed attention to detail, quality and value, which makes Sombra Homes competitive and ranked as a top choice for home buyers today.

We are dedicated to providing our customers with superior products, along with the utmost in personal attention and an exceptional level of customer service before, during, and after the purchase of your home.



Tuscan Estates at Stone Canyon

Pisa

2832 sq. ft.



- 2 Master Suites**
- 1 Additional Bedroom**
- 3 Baths**
- Expansive Covered Porch**

Pisa
2832 sq. ft.



Tuscan Estates at Stone Canyon

Siena

3718 sq. ft.



- 3 Bedrooms**
- 3 Baths (plus option for 4th bath)**
- Formal Living Room**
- Den**
- Sitting Room in Master Suite with Fireplace**

Siena
3718 sq. ft.



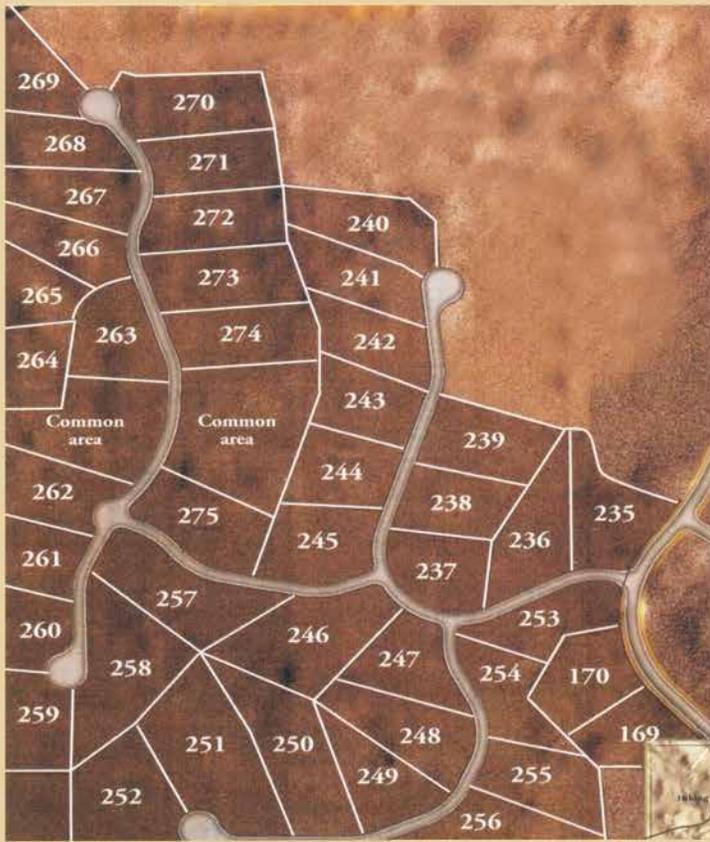
Tuscan Estates at Stone Canyon

Florence

4158 sq. ft.



Florence
 4158 sq. ft.



Tuscan Estates at Stone Canyon

Tuscan Estates is located on the western edge of Stone Canyon, along the base of the Tortolita Mountains. Each home will be situated to capitalize on the terrain, vegetation, topography, natural features and to fully embrace the spectacular views.

Amenities

- World class golf course
- Golf Club membership available which includes the following:
 - Health and Fitness facility
 - Spa
 - Dining
 - Golf Shop
 - Golf Instruction



Quality Features

Interior

- Decorator assistance provided
- Extensive Travertine/Stone tile
- Custom closet package for master closet
- 8' interior Knotty Alder doors in main areas with stain grade kerf jambs
- Kwikset Tustin Oil Rubbed Bronze door levers
- Laundry room cabinets with stainless steel sink and faucet per plan
- Full security system
- Stereo pre-wire
- Central vacuum Hide-A-Hose system
- Direct vent gas fireplace(s) per plan
- Solatube(s) per plan
- Sound batt insulation in wet areas
- Soft water loop
- Recirculating pump
- Trane 14 SEER Air Conditioning systems

Baths

- Granite vanity countertops
- Travertine/Stone shower and bath surrounds
- Brizo Oil Rubbed Bronze plumbing faucets
- Jacuzzi Signature non-jetted soaker tub in master bath

Kitchen

- Framed mirrors
- Oakcraft custom cabinets
- 42" upper cabinets
- Dovetail soft close drawers
- Soft close cabinet doors
- 2 roll outs in base cabinets
- Matching paneled radius walls around breakfast bar
- GE Monogram Stainless Steel appliance package
- Granite countertops (up to Group 3)
- Elkay Stainless Steel under-mount sink with Stainless Steel faucet
- Vegetable sink with faucet and disposal

Exterior

- Dual-pane Low E wood windows (aluminum exterior)
- Wrought iron front door with glass
- Front courtyard and fencing package
- Large covered patios with brick pavers
- Driveway with brick paver package
- Tuscan exterior with smooth stucco finish
- Rustic garage doors
- 2 piece 4 color mortar set clay tile roof
- Extensive use of decorative stone veneer
- Front yard landscaping package
- Outdoor BBQ area package



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www.sombrahomes.com

Discover the Quality & Beauty of a Sombra Built Home

Any statement of square footage or measurement is an estimate. Sombra Homes makes no guarantee or warranty. Should the square footage of your future home, position of home on lot, or measurements be important to you, an architect or engineer of your choosing should be consulted. Dotted lines indicate optional features or items that are above or below other objects. Please ask your sales consultant. Floor plans and renderings are artist's conceptions. Windows and doors may not be per renderings. Actual construction may vary. Plans, prices, materials and homestyles are subject to change and availability. All items subject to change without notice.



