



**MIRAMONTE**  
**HOMES**

## Miramonte Mountain Pines



Community Sales Counselors  
928.707.1208  
[www.miramontehomes.com](http://www.miramontehomes.com)





# Miramonte Mountain Pines

Stone Veneer &  
Base Price Metal Roof Accent (s)

## 1,534 Sq. Ft. Side Load

2 Bedrooms w/ Study, Optional 3<sup>rd</sup> Bedroom,  
2 Bathrooms, 2 Car Garage

Elevation A - \$328,400 Optional \$335,400  
Elevation B - \$328,400 Optional \$334,400  
Elevation C - \$328,400 Optional \$340,400

## 1,869 Sq. Ft. Rear Load

2 Bedrooms w/ Study & Game Room,  
Optional 3<sup>rd</sup> Bedroom, 2.5 Bathrooms,  
Optional Covered Porches, 2 Car Garage

Elevation A - \$349,900 Optional \$356,900  
Elevation B - \$349,900 Optional \$356,900  
Elevation C - \$349,900 Optional \$356,900

## 1,937 Sq. Ft. Rear Load

2 Bedrooms W Study & Loft, Optional 3<sup>rd</sup> &  
4<sup>th</sup> Bedrooms, 2.5 Bathrooms, Optional  
Covered Porches, 2 Car Garage

Elevation A - \$354,900 Optional \$362,900  
Elevation B - \$354,900 Optional \$362,900  
Elevation C - \$354,900 Optional \$362,900

## 2,008 Sq. Ft. Rear Load

2 Bedrooms w/ Study & Loft, Optional 3<sup>rd</sup>  
Bedroom, 2.5 Bathrooms, 2 Car Garage

Elevation A - \$362,900 Optional \$368,900  
Elevation B - \$362,900 Optional \$368,900  
Elevation C - \$362,900 Optional \$368,900

## 2,243 Sq. Ft. Side Load

4 Bedrooms, Optional Den  
3 Bathrooms, 2 Car Garage

Elevation A - \$399,900 Optional \$405,400  
Elevation B - \$399,900 Optional \$407,400  
Elevation C - \$399,900 Optional \$406,400

## Community Sales Counselors

928-707-1095

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Prices and terms are subject to change, prior sale, selected lot premiums and/or predetermined options. Prices shown refer to the base house and do not include any optional features. Photos and/or drawings of homes show upgraded landscaping and may not represent the lowest-priced homes in the community. Miramonte Homes reserves the right to make changes to its home designs and to build more or fewer homes than currently planned. All renderings and floor plans in these materials are artists' conceptual drawings and will vary from the actual plans and homes as built. Square footage numbers are approximate and may vary depending on the standard measurement used. Revised 02/27/20





## Miramonte Mountain Pines

### COMMUNITY INCLUDED FEATURES:

#### **Exterior Features:**

50 year Pro Architectural Shingles  
Front Yard Landscaping with Automatic Drip 8'  
Weather Resistant Entry Door  
2 Exterior GFI Outlets at Eaves  
2 Hose Bibs

#### **Stylish Interior Features:**

Beautiful 18 X 18 Ceramic Tile Flooring at Entry, Kitchen, Baths, and Laundry  
8 Foot, 6 Panel Doors  
9 Foot Ceilings  
Hand Textured Drywall Finish  
Rounded Drywall Corners Including Windows  
Levered Hardware in Polished Chrome, Brushed Nickel, or Bronze Finish  
Designer Interior Lighting Package  
Cat 6 Phone Pre Wires in Kitchen & Master BD  
State of the art Alarm.com® with Qolsys IQ®  
Smarthome System with 6months free Home Monitoring  
RG6 Cable in Master Bedroom & Great Room  
Ceiling Fan Pre Wires at Great Room and All Standard Bedrooms  
Satellite Pre Wire  
Finished Garage with Garage Door Openers  
Carriage Garage Door  
4 ¼ Inch Decorative Baseboards

#### **Kitchens Include:**

Granite Slab Countertop  
36" Upper Cabinets in Choice of Finishes  
Undermount Stainless Steel Sink  
1/3 Horsepower Garbage Disposal  
Recessed Can Lighting  
GE® Appliances- Gas Range, Dishwasher & Microwave, all Energy Star®

#### **Bathrooms Include:**

Cultured Marble Counter Tops in all Baths  
Pedestal Sink at Powder Room  
Low Flow Elongated Toilets  
Medicine Cabinet in all Full Bathrooms

#### **Energy Efficient Features:**

ENERGY STAR® CERTIFIED  
ENERGY STAR GE® Appliances  
95 % Gas Efficient Furnace  
2 X 6 Exterior Walls  
Open Cell Foam Insulation in Ceilings & Walls  
DuPont TYVEK® "House Wrap" Weatherization Wrap System w/ 10yr Warranty  
Energy Recovery Ventilator system (ERV)  
Dual Pane Low E Windows and Sliding Glass Doors  
50 Gallon Water Heater with Recirculation Pump  
WiFi ready Programmable Thermostats



#### **Personalize Your Home with many optional features:**

14 SEER A/C System  
Security System Pre-Wire  
Gas Fireplace with Fan Kit  
Laundry Room Sink (Per Plan)  
Stained Cedar Wood Picket Fence with Gate  
Reverse Osmosis drinking water system  
Soft Water Loop with Water Softener  
Cabinet Options - soft-close, pull-out drawers  
Lazy Susan  
Custom Kitchen backslash, Shower surround  
Flooring Options  
Comfort Height Toilets

Miramonte at Presidio in the Pines Sales Office:  
2918 S. Tex Lane Flagstaff, AZ 86001.928.707.1095

**[miramontehomes.com](http://miramontehomes.com)**

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*Although good faith effort has been made to assure the accuracy and completeness of the information provided herein, Miramonte provides no warranty or guarantee as to the accuracy or reliability provided as this is a sampling of features and options that are subject to change and availability.*





# MIRAMONTE MOUNTAIN PINES

