

# Altura

## 55 + Community



Contact Diana Durham at  
(520) 508-7385 for additional information







**Base Pricing\***

<b>Sentinel – 1,295 Sq. Ft.</b> 1 Bedroom, 2 Bathrooms 2 Car Garage	Elevation A	\$221,900
	Elevation B	\$224,900
<b>Bigelow – 1,550 Sq. Ft.</b> 2 Bedrooms, Den, 2 Bathrooms 2 Car Garage	Elevation A	\$236,900
	Elevation B	\$239,900
<b>Kimball – 1,749 Sq. Ft.</b> 2 Bedrooms, Den, 2 Bathrooms 2 Car Garage	Elevation A	\$247,900
	Elevation B	\$250,900
<b>Marshall – 2,039 Sq. Ft.</b> 2 Bedrooms, Den, 2 Bathrooms 2 Car Garage	Elevation A	\$269,900
	Elevation B	\$272,900
<b>Tumamoc – 2,264 Sq. Ft.</b> 2 Bedrooms, Den, 2 Bathrooms 2 Car Garage	Elevation A	\$285,900
	Elevation B	\$292,900

\* Does not include site work that may be required or optional Stone

Community Sales Counselor:

Diana Durham:  
(520) 508-7385

[ddurham@miramontehomes.com](mailto:ddurham@miramontehomes.com)

[www.alturaaz.com](http://www.alturaaz.com)

[www.MiramonteHomes.com](http://www.MiramonteHomes.com)



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 08/15/2019





## Included Features

### Smart Exterior Features:

Integral Stucco Exterior Finish  
6 choices of Exterior Color – Dunn-Edwards Paint Schemes  
Choice of Three Front Yard Landscape Packages with Automated Drip System Timer and Emitters & ½" Desert Gold Rock  
Fiberglass Batt Insulation  
Post Tension Engineered Foundation  
Durable Built up roof with Aluminum Reflective Coating  
16' X 7' Raised Panel Garage Door  
200 amp Service Panel  
Rear Covered Patio

### Stylish Interior Features:

Choice of 4 or 6 Raised Panel Square Doors  
12 ft. Sliding Glass Doors at Great Room  
Flat paint: Walls & Ceiling  
Semi-gloss paint: Kitchen, Bathroom, Laundry, Doors, Jambs and Casings  
40 Gallon Gas Water Heater  
14 SEER Air Conditioning  
Low E Dual Pane Windows - Vinyl Frame  
CAT-5 Telephone Pre-Wire in Master Suite & Kitchen  
RG-6 Cable Pre-wire in Master Suite and Great/Living Room  
Ceiling Fan Pre-wire in Great Room, All Bedrooms & Den  
Satellite Pre-wire  
Hock and Trowel Drywall Finish  
18 x18 Ceramic Tile in Entry, Kitchen, Bathrooms, & Laundry  
Home Automation System  
Finished Garages

### Kitchen:

General Electric Appliance Package- Choice of white or black  
• Free standing self cleaning electric range  
• Dishwasher  
• Microwave  
Water Line to Ice Maker  
36" Uppers: Oak or Maple Flat Panel with Shelving  
Granite Countertops – Choice of 6 Colors  
Blanco Stainless Steel Undermount Double Sink  
Moen Single Lever Pull Out Chrome Faucet  
Garbage Disposal

### Bathrooms:

Quartz Synthetic / Corian Countertops with Integral Lavs  
Moen Chrome Faucets  
Oak or Maple Flat Panel Cabinets  
Tile Surrounds at Master Bath  
Comfort Height Elongated Toilets in all Baths  
Built-in Bench in Master Shower  
Executive Height Cabinets in Master Bath

### Additional Options:

Extended Covered Patios (per plan)  
Additional Bedrooms (per plan)  
Garage Extensions

Altura Sales Office: 520.508.7385

[alturaaz.com](http://alturaaz.com)

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

Miramonte Main Office: 520.615.8900 | 2502 E. River Road Tucson, AZ 85718

Prices and plans are subject to change. All rights reserved.

Revised 7-2-18





## Extraordinary Included Features!

*Do you know what is included in your new home? Do you know who is building your new home? Is your builder vested in the community and have they earned a solid reputation for construction excellence?*

*Miramonte Homes "Dares to Compare" with all other builders and hopes that you do too!*

### Altura

---

- THOUGHTFULLY DESIGNED FLOOR PLANS**
  - *Our customers speak and we listen! Miramonte homeowner feedback was included in the Altura floor plan design process.*
  - *Secondary Suites Included for Family and Friends in select floor plans!*
- CUSTOM CHANGES**
  - *Custom Changes welcomed to personalize your Home! \*see custom program brochure for details!*
- SYNTHETIC PLASTER FINISH**
  - *Elastomeric to reduce cracking associated with traditional products*
  - *Breathable to eliminate trapped moisture*
  - *Integral color with superior UV resistance to reduce fading*
- INDEPENDENT 3<sup>RD</sup> PARTY INSPECTIONS**
  - *Special inspection on Post Tension Foundation to insure that the foundation is built per the Engineer's design.*
  - *Ensures energy efficiency, a healthy comfortable environment and quality construction!*
- ENERGY STAR RATED**
  - *HERS Ratings of 65 or below!*
- PWC 10 YEAR BUILDER'S LIMITED WARRANTY**
- 2X6 WALLS WITH R19 INSULATION**
- R 38 INSULATION AT ROOF**
  - *"Insulation Envelope" Provides superior energy efficiency!*
- CUSTOM FINISHES INCLUDED AT NO ADDITIONAL COST!**
  - *18" Square Ceramic Tile in all Bathrooms, Kitchen, Laundry Room and Hallways!*
  - *36" Upper Cabinets in the Kitchen!*
  - *Maple and Oak Cabinets!*
  - *Executive Height Cabinets in Master Bath!*
  - *Granite Countertops in Kitchen and Quartz/Corian Counters in Bathrooms with a choice of Edge Styles!*
  - *Moen Faucets!*
  - *Ceramic Tile at Master Bath Surround Areas & Fiberglass Surround at Secondary Baths*
  - *Choice of Interior and Exterior Paint Colors!*

# Altura

---

- ✓ **EXECUTIVE WALK-IN SHOWERS**
  - *No steps to trip over, tiled floor, as well as built-in niches for shampoo bottles!*
- ✓ **ELONGATED, COMFORT HEIGHT, LOW FLOW TOILETS**
  - *At all Bathrooms!*
- ✓ **GAS AT RANGE, DRYER, FURNACE, AND GAS WATER HEATER**
- ✓ **SATIN NICKEL LEVERED DOOR HARDWARE**
  - *The security, durability and style offered by Schlage, 100 years of American made quality!*
- ✓ **LIGHTING EXTRAS INCLUDED!**
  - *Kichler Brushed Nickel fixtures throughout home*
- ✓ **ROUNDED CORNERS AND HAND TEXTURED DRYWALL**
  - *At windows and door frames! Custom detail at no additional cost!*
- ✓ **HOME AUTOMATION SYSTEM WITH WIRELESS THERMOSTAT**
  - *Ceiling Fan pre-wires in all Bedrooms, Great Room, and Den!*
  - *Phone in Master Bedrooms and Kitchen*
  - *Cable in Master Bedroom and Great Room*
  - *Satellite System Prewire*
- ✓ **FRONT YARD LANDSCAPE PACKAGES**
  - *Choose your package with automatic drip system included!*
- ✓ **STAINED WOOD PATIO AND PORCH CEILINGS**
  - *This custom feature included at no additional cost!*
- ✓ **FRESH AIR SYSTEM**
  - *Provides a healthy living environment in today's tightly sealed homes.*
- ✓ **DISTINCTIVE SOUTHWESTERN ARCHITECTURE**
  - *After all you live in the Sonoran Desert! Design that has adapted to the unique desert environment!*
- ✓ **PROFESSIONAL DESIGN AND TRADE CONSULTANTS TO ASSIST YOU**
  - *Consult with our Finish Experts including our Designer, Landscaper and Low Voltage Specialist!*
  - *Select your own custom appliance package at the Monark Appliance Showroom!*
- ✓ **HOMETOWN QUALITY REPUTATION FOR OVER 20 YEARS**
  - *We have repeat customers because of the quality and value found in each and every home we build. Our customer service team extends this attention to detail long after you move in to your home by providing a superior customer service experience.*

**YOUR ARIZONA QUALITY BUILDER**

[WWW.MIRAMONTEHOMES.COM](http://WWW.MIRAMONTEHOMES.COM)

[WWW.ALTURAAZ.COM](http://WWW.ALTURAAZ.COM)

BR 547966000



May 15, 2017



## **Green Features**

**ENERGY STAR Qualified  
ENERGY STAR Windows  
ENERGY STAR Appliance Package  
ENERGY STAR Air Package  
ENERGY STAR Light Package  
HERS Rating  
Kitchen Exhaust Out  
Bath Exhaust Out  
Low E DP Windows  
High Efficiency Faucets  
High Efficiency Showerheads  
Water Sense Faucets  
Water Sense Showerhead  
Passive Water Harvesting  
Whole House Air Filter System**



Altura Sales Office: 520.508.7385

[alturaaz.com](http://alturaaz.com)

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

Miramonte Main Office: 520.615.8900 2502 E. River Road Tucson, AZ 85718

Prices and plans are subject to change. All rights reserved.



altura  
A 55+ COMMUNITY

## Discover foothills living in the Rincon Valley

Welcome to Altura, a 55+ active learning community nestled in the foothills of the Rincon Mountains, near the 67,000-acre Saguaro National Park just east of Tucson.

The homes at Altura surround the Academy Village Campus, where residents gather in the heart of the community to enjoy an upgraded community center; health and wellness programs; and weekly seminars and world-class concerts sponsored by the Arizona Senior Academy.

You will be amazed to discover all this friendly community offers, including panoramic views from nearly every vantage point! Take a tour of the community and learn more about the five new Miramonte home designs at Altura, ranging from 1,295 to 2,264 square feet.\*

\*New homes starting in the low \$200's. Prices may increase due to upgrades, site improvements and lot premiums purchased.

Brilliance in Every Direction



#LC625437000



AlturaAZ.com | 520-508-7385  
13681 E. O'Keefe Ct., Tucson, AZ 85747



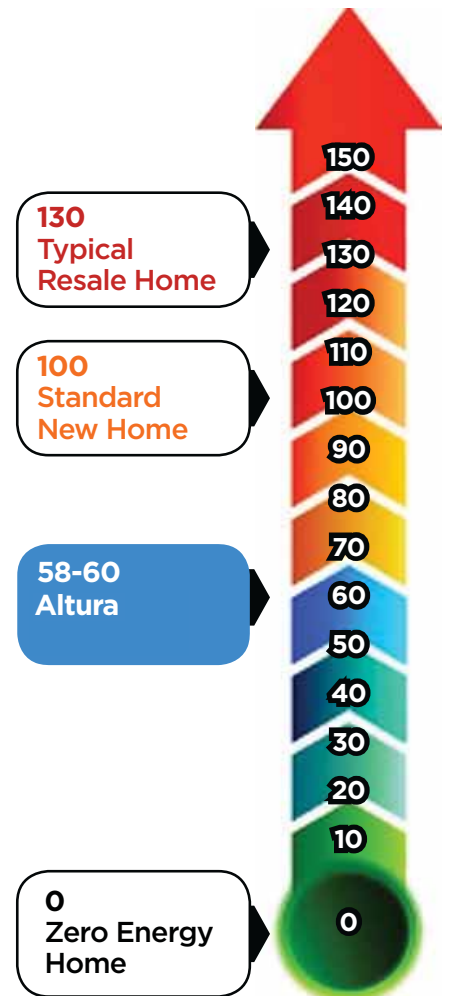


# High Performance Homes

## Energy Star Certified

100% of Miramonte's homes are inspected 3 times throughout the building process, by an accredited 3rd party inspector to ensure the HERS score and Energy Star certificate.

- **14 SEER HVAC Systems** are sized to each home with our energy saving features in mind, ensuring the most efficient use of the system. This ensures lower operating costs, quiet operation, decreased indoor humidity, and overall comfort. Sealed duct work increases total efficiency. All systems include a programmable thermostat.
- **High Performance Attics** are created using cathedralized insulation against the roof deck of the home creating a thermal envelope. This also creates a conditioned space for the duct work, eliminating heat transfer through the duct work into the home.
- **Pressure Balanced Air Flow** creates a more comfortable living environment throughout your home and eliminates slamming doors when the air turns on in your home.
- **Fresh-Air Management Systems** are employed within your home to remove environmental and household pollutants which could accumulate in our tightly sealed homes, creating a healthier living environment.
- **Low Emissivity (Low E) High Performance Vinyl Windows** block 70% of the sun's heat from entering the home and reduce fading of interior furnishings, artwork, flooring and window treatments by up to 75%.



# The Smart way to Buy a Home!

With home energy costs skyrocketing, it only makes sense to find out how energy efficient a home really is. The U.S. Department of Energy estimates that houses built in line with today's energy code use **30% less energy** than older homes. Many builders today are building homes that use **70% less energy** than existing ones.

Why ask about the

# HERS Index?

Be an Energy Smart homebuyer

Compare the energy performance of a home to others in the market

Know the projected energy costs of living in the home

Have peace of mind that the home was inspected by a nationally certified professional energy specialist

For more information about the RESNET HERS Index, visit [www.resnet.us/home-energy-ratings](http://www.resnet.us/home-energy-ratings)

What is the

# HERS Index?

The RESNET HERS Index is the industry standard by which a home's energy efficiency is measured. The HERS or Home Energy Rating System was developed by RESNET and is the **nationally recognized system** for inspecting and calculating a home's energy performance. Certified RESNET Home Energy Raters conduct inspections to verify a home's energy performance and determine what improvements can be made to increase it.

## What the Numbers Mean...

A standard new home is awarded a rating of 100 on the HERS Index. The lower a home rates the more energy efficient it is. Therefore, a home rating of 70 on the HERS Index is 30% more efficient than the standard new home and a rating of 130 is 30% less efficient than a standard new home.

Zero Energy Home

✓ It pays to know BEFORE you buy! Increasing numbers of Energy Smart builders are having their homes energy rated. If the home you want to buy doesn't have a HERS Index rating – ask for it.

✓ The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index. The LOWER the HERS Index the more energy efficient a home is, meaning lower energy costs for the homeowner.

✓ A low HERS Index adds VALUE and COMFORT to a home, which is why builders across the United States ensure that all their homes are energy rated.