

THE VINEYARDS

AT COTTONWOOD



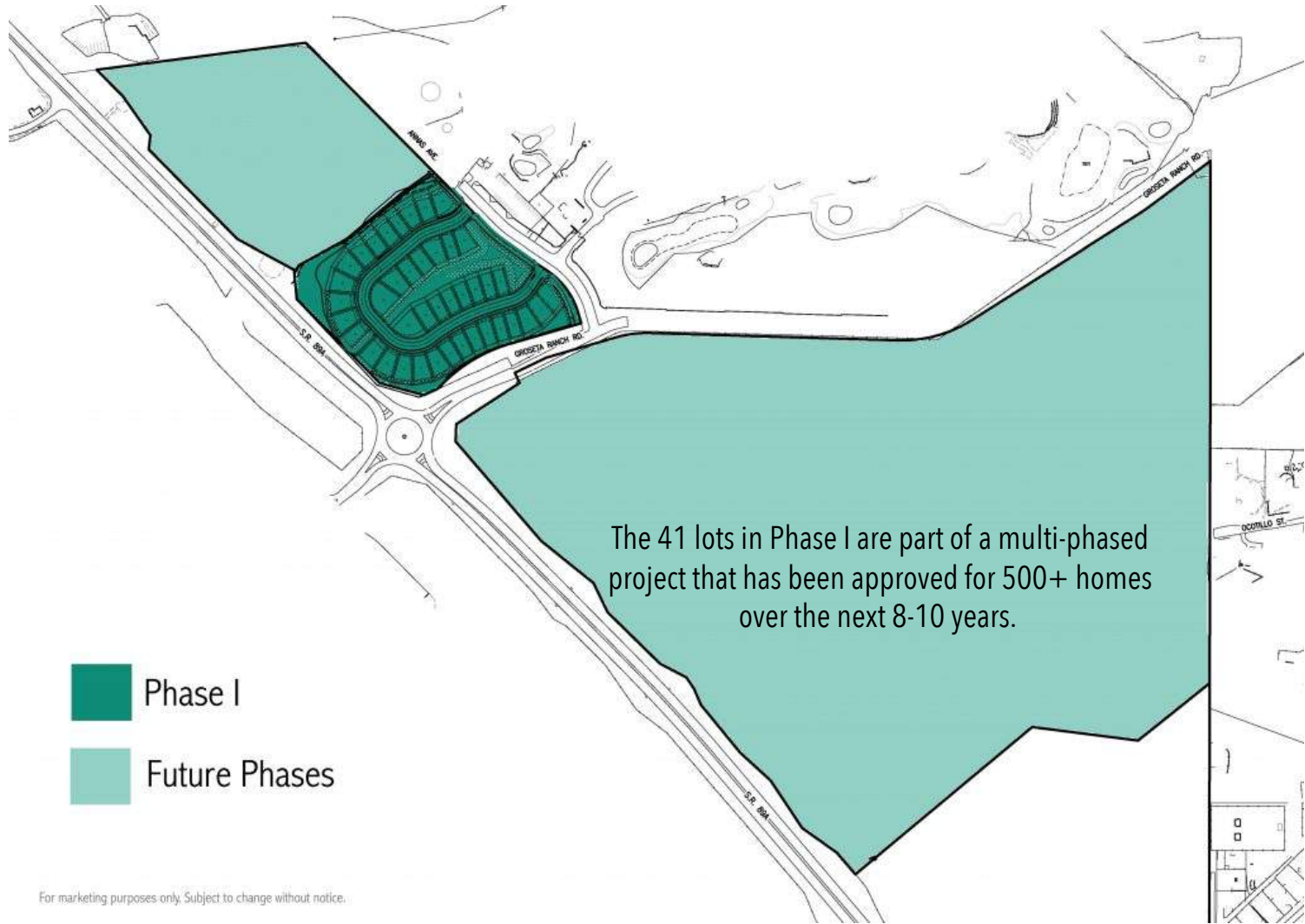
A SENSE OF PLACE

The Vineyards at Cottonwood was designed to provide a sense of place that is rooted in Cottonwood's small town qualities and central presence in the Arizona wine community. By both physical location and mindset, it is our desire to help buyers find their niche and become part of Cottonwood's social fabric. Life here is a life well-lived.

**NOBLE
HERITAGE BUILDERS**
Residential-Commercial-Remodeling
LICENSED • BONDED • INSURED
928-639-4599
L.I.C.#ROC 175517 • ROC 175518
www.nobleheritagebuilders.com

ONE THE **STOCKBRIDGETEAM**
REALTYONEGROUP
MOUNTAIN DESERT

THE
VINEYARDS
AT COTTONWOOD



For marketing purposes only. Subject to change without notice.

THE VINEYARDS

AT COTTONWOOD

- Model
- Quick Move-In
- Available
- Sold



THE VINEYARDS

AT COTTONWOOD

Lots were designed around natural, open space that benefits both privacy and views.



THE
VINEYARDS
AT COTTONWOOD

EXCLUSIVE FEATURES

These features and options are preliminary only. They are subject to change. Improvement or changes in products and designs may result in altering, without notice and obligation, any of the above features or specifications, striving always to provide you with the best amenity value possible.

ENERGY-SAVING & SECURITY FEATURES

- Energy Star and Indoor Air Plus certifications
- Andersen Fibrex windows with Low-E glass
- 40-gallon Energy Star-rated gas water heater with recirculation pump
- Wet pipe fire sprinkler
- 14-SEER air conditioner
- 92% AFUE furnace
- R-38 blown cellulose at ceiling
- R-21 cellulose wall spray at exterior walls of home
- All ductwork to be sealed and insulated with R-8 insulation
- Garage to have R-19 batts at walls and R-19 batts or blown cellulose at ceiling
- Fantech inline fan with MERV 8 filter for fresh air introduction
- MERV 8 return air filters
- Condensate removal system with automatic safety shut off switch
- Smoke and CO detectors in sleeping areas
- 200 amp electrical service with copper branch circuits

EXTERIOR

- 30-yr CertainTeed Landmark designer shingles
- Low-maintenance Synergy sand finish stucco with integral color
- Covered patio
- 2-car garage
- Oversized, Classic-Craft Craftsman-style door with Schlage handleset

EXTERIOR, CONT.

- Garage door opener
- Low-water use front yard landscaping

INTERIOR

- Shaker-style door with Schlage brushed nickel hardware
- Ceiling fans in bedrooms and great room
- Recessed lighting with dimmable LED bulbs
- Decora light switches
- Cat-V phone wiring
- RG-6 TV wiring
- Eggshell two-tone interior paint
- Luxury vinyl plank at entry, kitchen, great room and baths
- Carpeting in bedrooms
- Walk-in master closets

BATHROOMS

- Granite countertops
- Linen closet
- Kohler low-flow toilets, undermount sinks, faucets
- Energy Star-rated, quiet, 2 speed exhaust fans
- Master: No-edge, tiled walk-in showers
- Hall bath: Fiberglass tub and shower surround

KITCHEN

- Granite countertops
- Shaker-style cabinetry with dovetail, soft-close drawers and plywood boxes
- Kitchen island
- Stainless steel undermount sink
- Whirlpool range with glass cooktop, steam microwave and stainless dishwasher

OPTIONAL FEATURES

- Wine bar
- China hutch
- Fireplace with raised hearth
- Travertine, stone or hardwood flooring
- Upgraded appliances
- Upgraded lighting and ceiling fans
- Upgraded cabinetry, doors, hardware
- Upgraded countertop finishes and edge details
- Upgraded sinks and faucets
- Entertainment centers, surround sound
- Security alarm
- Central Vacuum Systems
- Designer Window Coverings
- Soft Water & RO systems
- Tankless hot water heater
- Energy efficient comfort packages
- Whole house humidifier
- Garage cabinets, heat pump, epoxy-coated floors
- Garage door with windows
- Garage extension
- Gutters and downspouts
- Pet access door
- Patio extension
- Fencing, railings, decking
- Upgraded landscaping for front and rear yards
- Pavers for patio, walkways and drive
- Exterior stone veneer, upgraded shingles
- Solar package



For marketing purposes only. Subject to change without notice.



THE
VINEYARDS
 AT COTTONWOOD



Shown with wainscot option

ANTHER

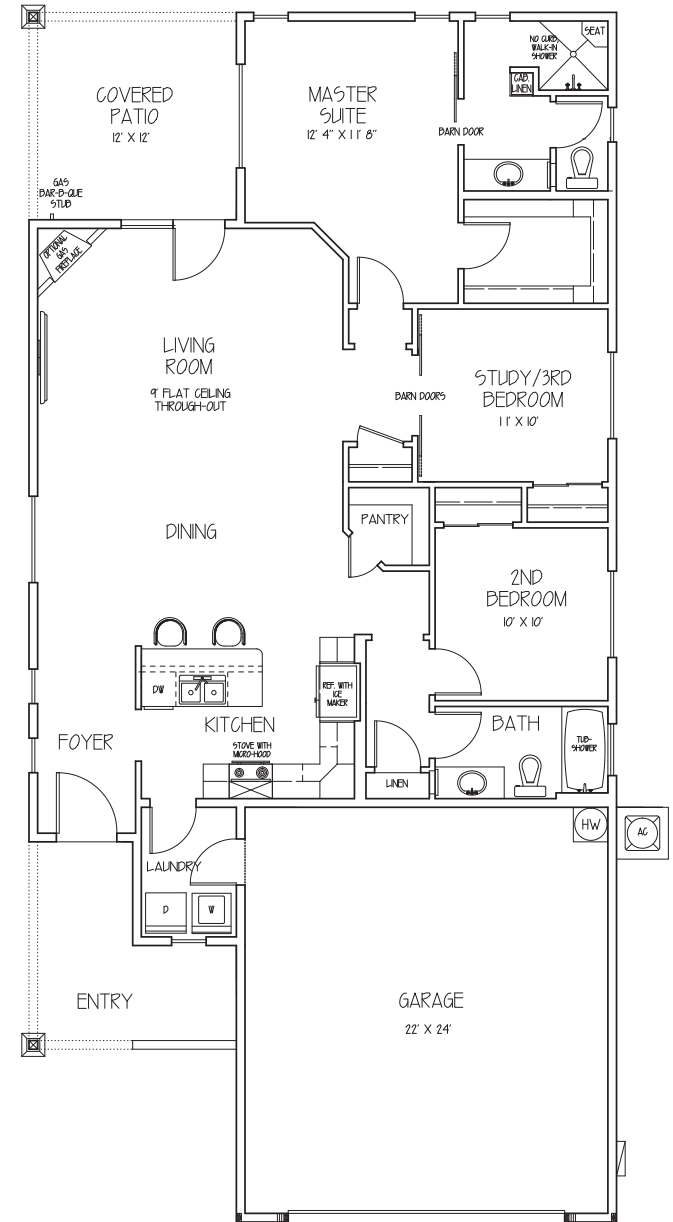
The "Make Every Square Foot Count" House

The Anther features make the most of every square foot. The kitchen overlooks the gathering room, and flexible living spaces work the way you need. The owner's suite features a spacious walk-in closet, and an inviting back patio provides a shady spot to enjoy one's view.

\$299,000

Starting from

1484	2-3	2	2
Square Feet	Bedrooms	Bathrooms	Car Garage



For marketing purposes only. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size.



THE
VINEYARDS
AT COTTONWOOD



CORDON

Shown with wainscot option

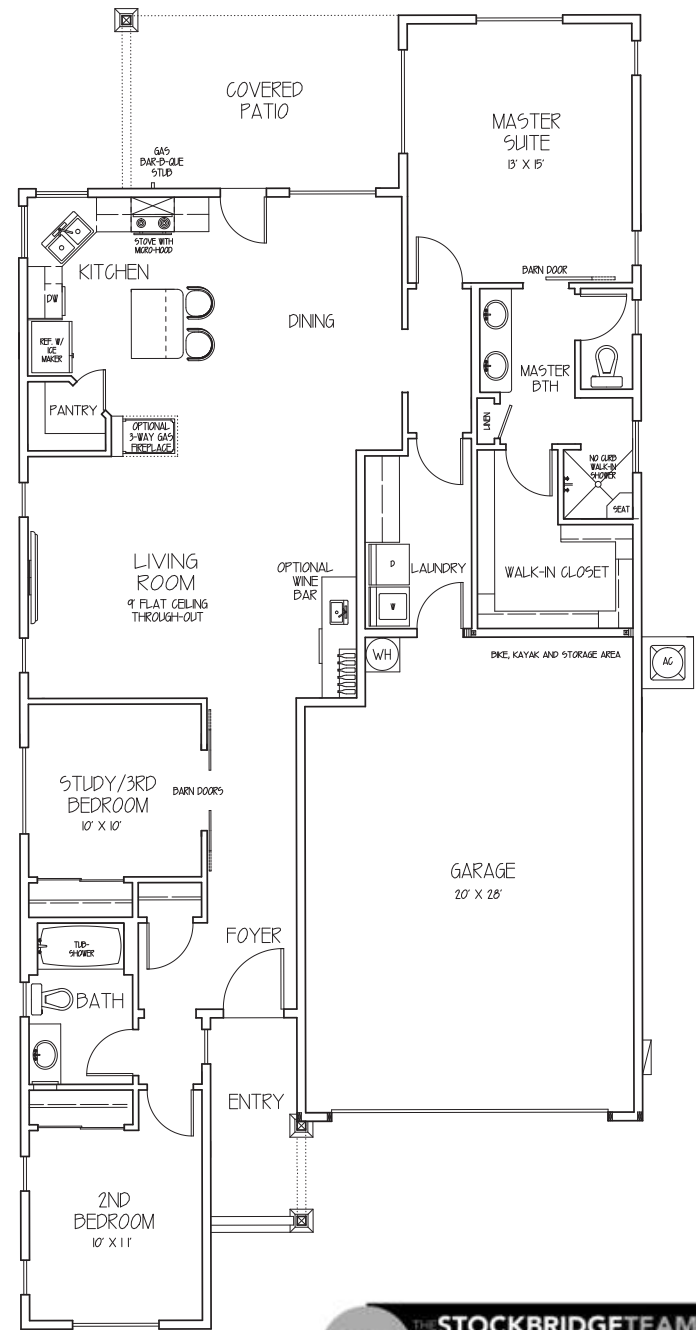
The "Guest Suite" House

With a private guest suite at the front of the house, the Cordon features practical arrangement and storage space. The master suite offers a large walk-in closet, and the oversized garage accommodates vehicles and gear. An optional wine bar and 3-way fireplace add luxury to a gathering room that is ideal for entertaining family and friends.

\$315,000

Starting from

1652	2-3	2	2
Square Feet	Bedrooms	Bathrooms	Car Garage



For marketing purposes only. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size.



THE
VINEYARDS
 AT COTTONWOOD



Shown with wainscot option

VERAISON

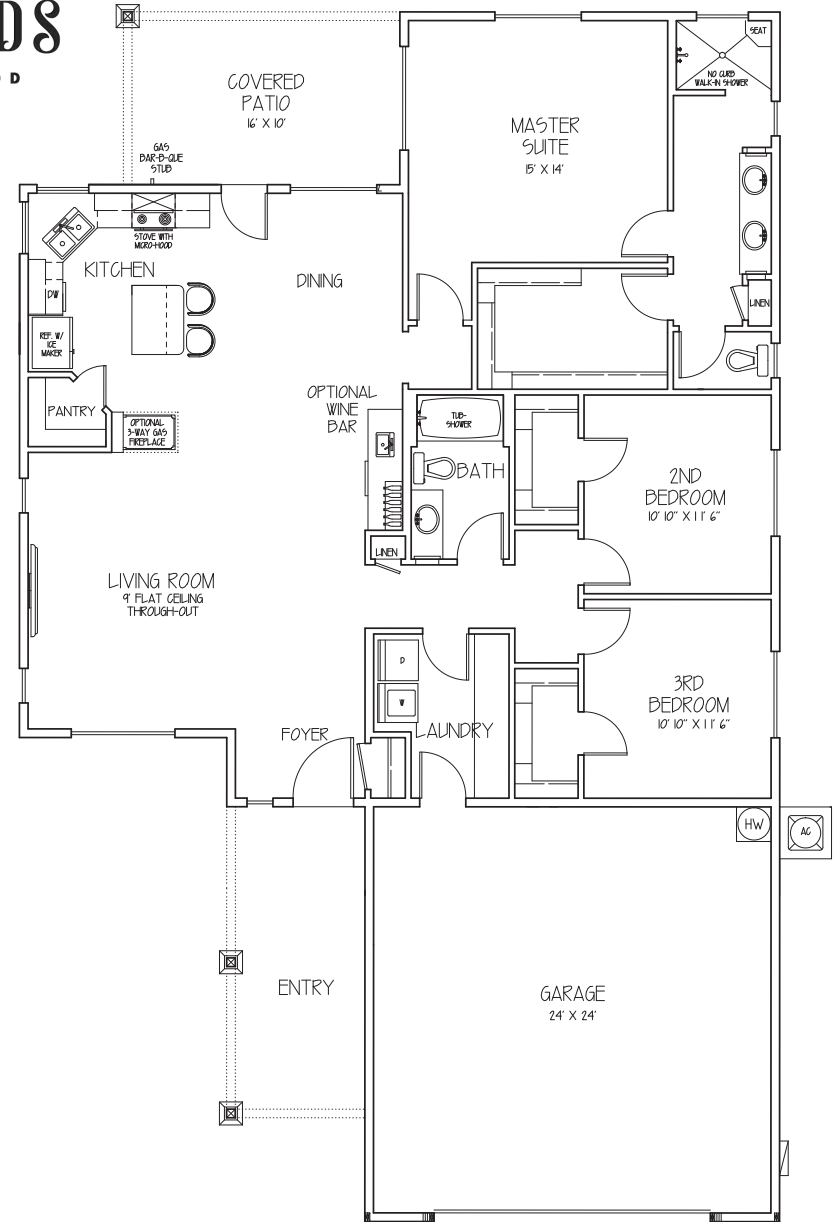
The "Closet" House

Natural light flows through the Veraison, and each bedroom features a spacious, walk-in closet. The shaded back patio allows for dining al fresco with friends and family. Upgrade the laundry room to become a convenient, catchall entry from the garage.

\$333,000

Starting from

1756	2-3	2	2
Square Feet	Bedrooms	Bathrooms	Car Garage



For marketing purposes only. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size.



THE
VINEYARDS
AT COTTONWOOD



Shown with wainscot option

SCION

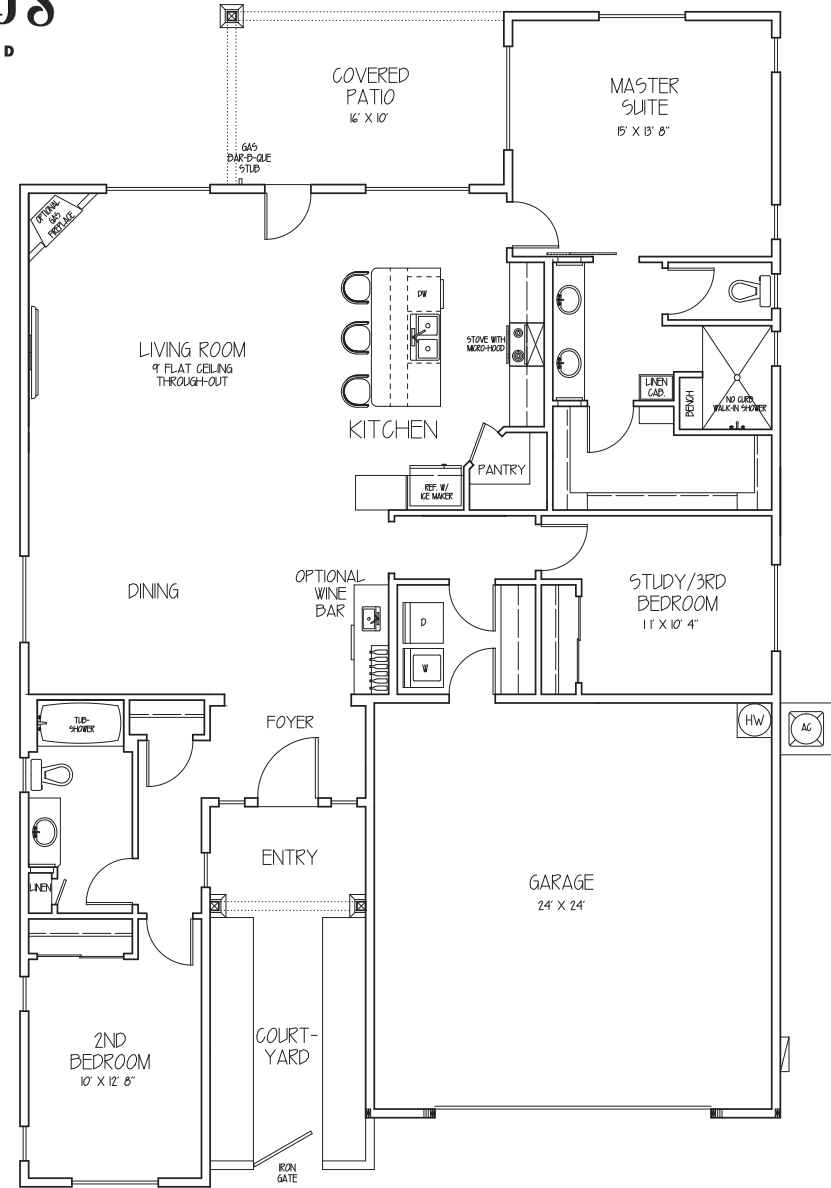
The "Grand Entrance" House

The Scion is an attractive, easy-living home design. With flowing, open spaces and excellent bedroom separation, the Scion is perfect for guests or family. Among the highlights of this comfortable home are a grand, front entrance through a private courtyard and a large owner's suite with roomy walk-in closet. A modern kitchen with large island is perfect for gathering with family and friends.

\$347,000

Starting from

1845	2-3	2	2
Square Feet	Bedrooms	Bathrooms	Car Garage

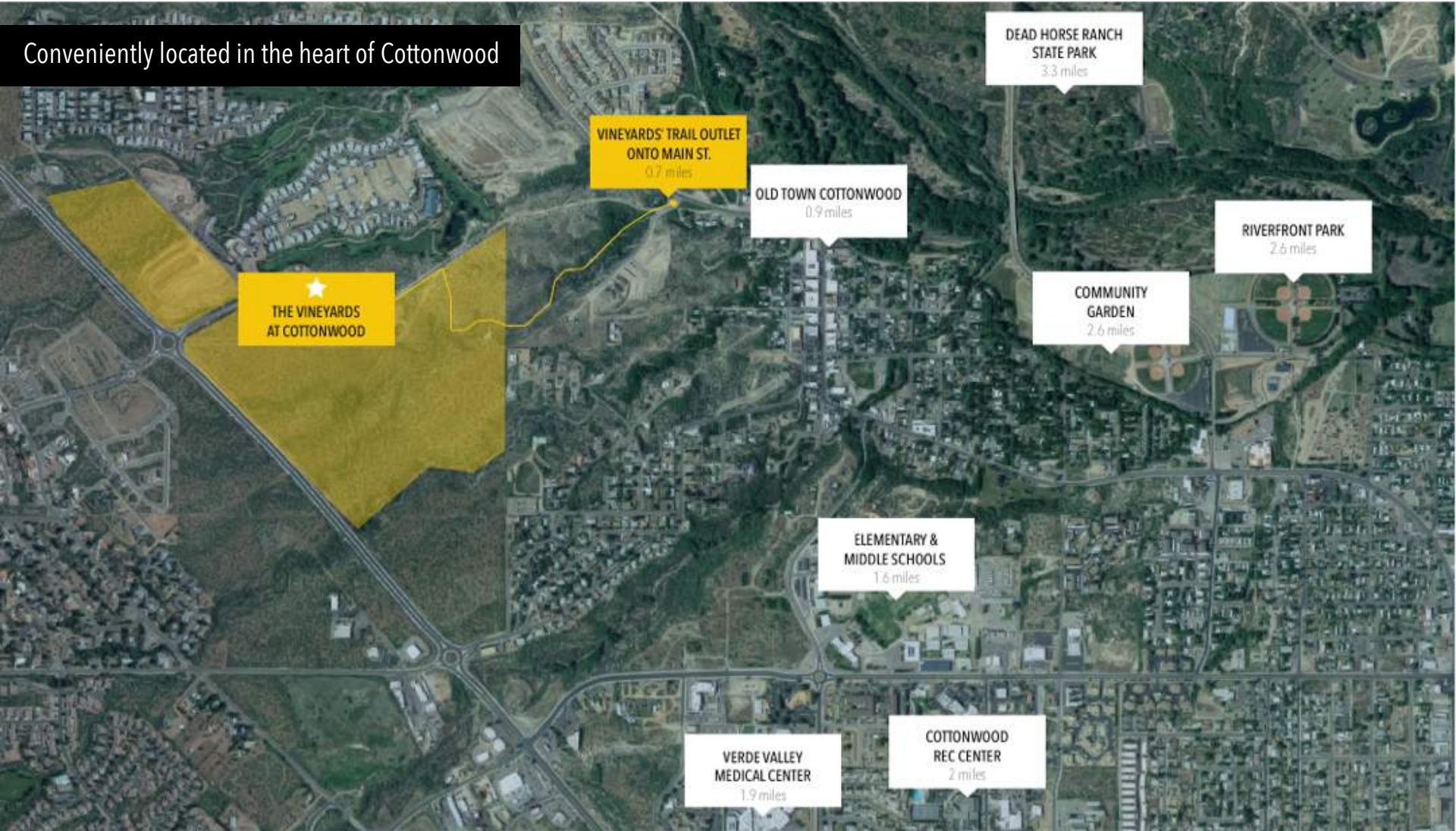


For marketing purposes only. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size.



THE
VINEYARDS
AT COTTONWOOD

Conveniently located in the heart of Cottonwood



For marketing purposes only. Subject to change without notice.



THE VINEYARDS

AT COTTONWOOD



With a multitude of arroyos, ravines, flood plains and washes, a community trail system will offer natural, undisturbed settings for wildlife viewing. A short walk or bicycle ride will lead one to Main Street and Old Town.

Though still under construction, the scenic trail to Main Street and Old Town is already breathtaking.



For marketing purposes only. Subject to change without notice.



THE VINEYARDS

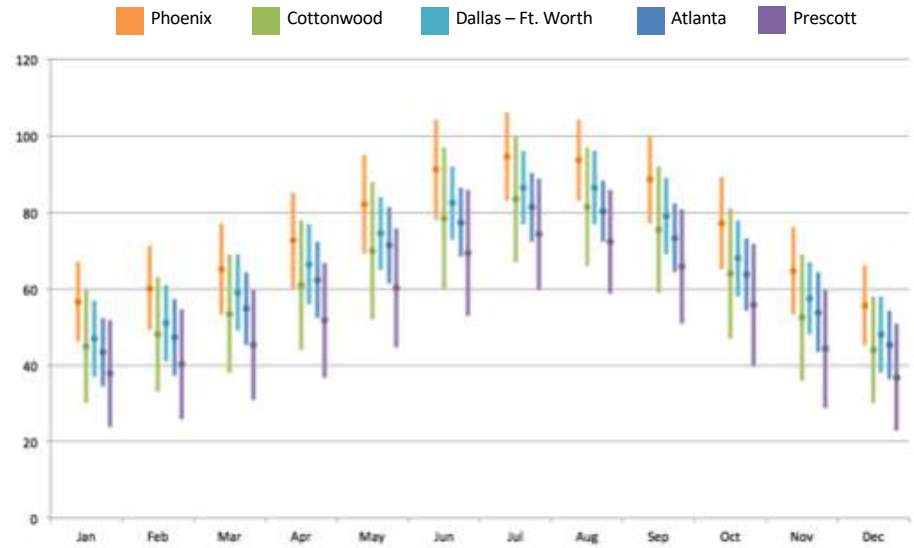
AT COTTONWOOD

Lying in the river valley between the mountains of Sedona and Jerome, Cottonwood's central location means that the ski slopes of Flagstaff and Phoenix shops are within easy reach.



Flagstaff – 1 hr
 Prescott – 1hr
 Phoenix – 1.5 hrs
 Las Vegas – 5 hrs
 Palm Springs – 5.5 hrs

Our moderate climate – with little to no humidity - makes it easy to enjoy year-round, outdoor recreation.



Average, monthly high and low temperature, Source: US Climate Data

Cottonwood is the Heart of the Arizona Wine Country. There are over twenty vineyards and tasting rooms within a 6-mile radius of Old Town, and the Yavapai College Wine Program is being developed as the premier academic center for viticulture and enology in the Southwest. The Verde Valley's volcanic soil and mild winters provide ideal conditions, similar to the wine making regions of France and Italy.

THE
VINEYARDS
AT COTTONWOOD



THE
VINEYARDS
AT COTTONWOOD

Please do not hesitate to contact us directly, or visit our website www.VineyardsCottonwood.com



CODY HUDSON

Director of Marketing and Sales
Vineyards Heritage Builders, LLC

Sales Associate
Realty ONE Group, Mountain Desert

t: 928.963.6689
e: Cody@VineyardsCottonwood.com



KENT BACKUS

Sales Associate
The Vineyards at Cottonwood, LLC

Sales Associate
Realty ONE Group, Mountain Desert

t: 928.300.0204
e: Kent@StockbridgeRealty.com

