



a Castle & Cooke community

Home Prices - Phase 6D

Plan	Bedrooms/Baths	Square Feet	Price
1256	3 BR, 2 BA	1,256 Sq Ft	\$174,990
1369	3 BR, 2 BA	1,369 Sq Ft	\$181,990
1394	3 BR, 2 BA	1,394 Sq Ft	\$181,990
1542	3 BR w/ Den, 2 BA	1,542 Sq Ft	\$192,990
1559	4 BR, 2 BA	1,559 Sq Ft	\$190,990
1731	3 BR w/ Den, 2 BA	1,731 Sq Ft	\$200,990
1890	3 BR w/ Den, 2 BA	1,890 Sq Ft	\$219,990
1900	3 BR, w/ Den, 2 1/2 BA	1,900 Sq Ft	\$222,990
2144	3 BR w/ Den & Loft, 2 1/2 BA	2,144 Sq Ft	\$234,990
2193	3 BR w/ Den & Loft, 2 1/2 BA	2,193 Sq Ft	\$239,990
2545	3 BR w/ Den & Loft, 2 1/2 BA	2,545 Sq Ft	\$253,990
2563	4 BR w/ Loft, 2 1/2 BA	2,563 Sq Ft	\$255,990

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Lot 509	\$6,000	Lot 510	\$6,000	Lot 511	\$6,000	Lot 512	\$6,000	Lot 513	\$6,000
Lot 514	\$6,000	Lot 515	\$6,000	Lot 516	\$5,000	Lot 517	\$5,000	Lot 518	\$5,000
Lot 519	\$5,000	Lot 520	\$5,000	Lot 521	\$5,000	Lot 522	\$5,000	Lot 523	\$9,000
Lot 524	\$10,000	Lot 525	\$7,500	Lot 526	\$5,000	Lot 527	\$2,000	Lot 528	\$2,000
Lot 529	\$2,000	Lot 530	\$2,000	Lot 531	\$2,000	Lot 532	\$2,000	Lot 533	\$2,000
Lot 534	\$2,000	Lot 535	\$2,000	Lot 536	\$2,000	Lot 537	\$2,000	Lot 538	\$2,000
Lot 539	\$2,000								



Our Community

Castle & Cooke Arizona, Inc. builds communities that offer more to Sierra Vista's residents. We create each community with its own unique characteristics and amenities. At Chaparral Village North, Castle & Cooke constructed the centralized community park and donated it to the City of Sierra Vista.

A Castle & Cooke Community

09-22-18

At Chaparral Village North, the Following Features are Standard

- ❖ **Milgard® Windows** Style Line Dual Pane Windows are one of the most important features for year-round comfort as well as the aesthetics of a home.
- ❖ **HVAC** Trane a heating, ventilation, and air conditioning name you can trust with *jump ducts* with optimized air flow comfort delivery installed in every bedroom (where allowable) for a more uniform temperature environment throughout the home. 14-Seer A/C Unit ~ engineered comfort sizing, premium installed and sealed ducts. Above average efficiency for an above average climate.
- ❖ **Custom Made Cabinets** Quality built with Select-Grade Oak with three choices of finish throughout. Our cabinets are built by local craftsmen and never pre-fabricated. Kitchen middle shelves are full depth where applicable.
- ❖ **Post-Tension Foundation** We start from the ground up to insure that our homes are structurally sound by utilizing state-of-the-art post-tension systems.
- ❖ **Whirlpool® Appliances** Whirlpool® has offered excellence in design and engineering for over one hundred years. Energy Star rated appliances.
- ❖ **Kohler® Faucets** Living on the leading edge of design and technology. A single level of quality regardless of price.

Standard Custom Crafted Features

Choice of three distinctive elevations and 3-tone exterior paint colors (per plan) for a more individual touch
 Concrete tile roof
 Masonry-walled rear yard with wrought iron gate
 200 AMP electrical Service
 40-gallon natural gas water heater
 Finished double-car garage
 Concrete driveway and sidewalk
 PVC sleeve under driveway and sidewalk
 Front yard landscape with automatic drip system
 Front and rear exterior electrical outlets and hose bibs
 Two television outlets, Two telephone jacks
 Cat5e Wiring to all telephone jacks
 Pre-wired for garage door opener
 Washer/Dryer hookup and pre-plumbed for gas
 Keyed deadbolt for security on entry door
 Privacy locks on interior bedroom and bath doors
 Knock-down texture finish on interior walls and ceilings
 Rounded interior corners throughout
 Walk-in closet (per plan)
 Two ceiling fan-pre-wires
 18" Ceramic tile entry, kitchen, bathrooms and utility room flooring
 Masonite panel interior doors with 8 style selections

Deluxe Kitchens

Water line to icemaker
 Energy Star® Certified Whirlpool® dishwasher
 Garbage disposal
 Stainless steel kitchen sink
 Whirlpool® electric self-cleaning range
 Whirlpool® microwave/hood combination vented to outdoors
 Additional connection for gas range option

Luxurious Bath Designs

Vanity mirrors and medicine cabinets in all baths
 Vikrell® garden tub/shower combination in master bath
 Vikrell® shower pan (per plan)
 Niagara water efficient toilets

Energy Sensitive Features

Stucco-insulated exterior wall assembly with composite rating of R-18
 R-38 rated insulation in ceilings
 14-Seer air conditioning
 Insulated fiberglass panel entry door
 Natural gas forced air furnace
 Water saving toilets, vanity faucets, and shower heads
 Premium installed air barriers
 Premium installed comfort delivery ducts
 Advanced Lighting technology LED light bulbs in all fixtures
 Many of our water fixtures exceed Water Wise Standards

Safety Features

Smoke detectors
 Carbon monoxide detectors
 Scald-guard valve at shower and tub
 Panel fire-rated door between garage and house
 Back-flow prevention on hose bibs

Quality Construction Features

Engineered roof truss system
 Home buyers PWC® warranty protection

Optional Features

Fireplace
 Gas appliances
 Entertainment center
 Tub / shower combination in master bath
 Bay window (per plan)
 Garage openers
 Insulated garage door with window inserts
 Tile patio roof (per plan)
 Ceramic tile surrounds
 Walk deck roof (per plan)

Please consult your Sales Consultant for additional optional features.



A Castle & Cooke Community

Home Prices - 5,500 Series

Plan	Bed/Bath	Square Feet	Price
1394	3 BR, 2 BA	1,394 Sq Ft	\$191,990
1559	4 BR, 2 BA	1,559 Sq Ft	\$193,990
1890	3 BR w/Den, 2 BA	1,890 Sq Ft	\$ 222,990
1900	3 BR w/Den, 2.5 BA	1,900 Sq Ft	\$ 225,990
2144	3 BR w/Den & Loft, 2.5 BA	2,144 Sq Ft	\$ 237,990
2193	3 BR w/Den & Loft, 2.5 BA	2,193 Sq Ft	\$ 242,990
2545	3 BR w/Den & Loft, 2.5 BA	2,545 Sq Ft	\$ 257,990*
2563	4 BR w/Loft, 2.5 BA	2,563 Sq Ft	\$ 259,990

*Pricing for Elevations A & C only.

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Lot Premiums

Lot 1	\$ 5,000	Lot 30	\$ 5,000	Lot 31	\$ 5,000	Lot 56	\$ 8,000	Lot 57	\$ 8,000
Lot 58	\$ 7,000	Lot 59	\$ 6,000						



Our Community

Castle & Cooke Arizona, Inc. builds communities that offer *more* to Sierra Vista's residents. At Holiday, our community amenities are unsurpassed with a Community Center, 3 Pools, including one Wading Pool, Spa, BBQ's, Billiard Room, Exercise Facility, Gazeboes, Picnic Tables, and Playground Areas.

The Holiday 5,500 Series offers larger home sites and spacious modern floor plans with up to 6 Bedrooms for today's lifestyles!



A Castle & Cooke Community



9-22-18

At **Holiday**, the Following Features are Standard in the 5,500 Series

- ❖ **Milgard® Windows** Style Line Dual Pane ,High-Efficiency, and Premium Installed Windows are one of the most important features for year-round comfort as well as the aesthetics of a home.
- ❖ **HVAC** Trane a heating, ventilation, and air conditioning name you can trust with *jump ducts* with optimized air flow comfort delivery installed in every bedroom (where allowable) for a comfort balanced environment throughout the home. 14-Seer A/C Unit ~ Engineered comfort sizing, premium installed and sealed ducts. Above average efficiency for an above average climate.
- ❖ **Custom Made Cabinets** Quality built with Select-Grade Oak with three choices of finish throughout. Our cabinets are built by local craftsmen and never pre-fabricated. Kitchen middle shelves are full depth where applicable.
- ❖ **Post-Tension Foundation** We start from the ground up to insure that our homes are structurally sound by utilizing state-of-the-art post-tension systems.
- ❖ **Whirlpool® Appliances** Whirlpool® has offered excellence in design and engineering for over one hundred years. Energy star rated appliances.
- ❖ **Kohler® Faucets** Living on the leading edge of design and technology. A single level of quality regardless of price.

Standard Custom Crafted Features

Choice of three distinctive elevations and 3-tone exterior paint colors (per plan) for a more individual touch
 Concrete tile roof
 Masonry-walled rear yard with wrought iron gate
 200 AMP electrical Service
 40-gallon natural gas water heater
 Finished double-car garage
 Concrete driveway and sidewalk
 PVC sleeve under driveway and sidewalk
 Front yard landscape with automatic drip system
 Front and rear exterior electrical outlets and hose bibs
 Two television outlets, Two telephone jack s
 Cat5e Wiring to all telephone jacks
 Pre-wired for garage door openers
 Washer/Dryer hookup and pre-plumbed for gas
 Keyed deadbolt for security on front door
 Privacy locks on interior bedroom and bath doors
 Knock-down texture finish on interior walls and ceilings
 Rounded interior corners throughout
 Walk-in closet (per plan)
 Two ceiling fan-pre-wires
 18" Ceramic tile entry, kitchen, bathrooms and utility room flooring
 Masonite panel interior doors with 8 style selections

Deluxe Kitchens

Water line to icemaker
 Energy Star® Certified Whirlpool® dishwasher
 Garbage disposal
 Stainless steel kitchen sink
 Whirlpool® electric self-cleaning range
 Whirlpool® microwave/hood combination vented to outdoors
 Additional connection for gas range option

Luxurious Bath Designs

Vanity mirrors and medicine cabinets in all baths
 Vikrell® garden tub/shower combination in master bath
 Vikrell® shower pan (per plan)
 Niagara water efficient toilets

Energy Sensitive Features

Stucco-insulated exterior wall assembly with composite rating of R-18
 R-38 rated insulation in ceilings
 14-Seer air conditioning
 Insulated fiberglass panel entry door
 Natural gas forced air furnace
 Water saving toilets, vanity faucets, and shower heads
 Premium installed air barriers
 Premium installed comfort delivery ducts
 Advanced lighting technology LED light bulbs in all fixtures
 Many of our water fixtures exceed Water Wise standards

Safety Features

Smoke detectors
 Carbon monoxide detectors
 Scald-guard valve at shower and tub
 Panel fire-rated door between garage and house
 Back-flow prevention on hose bibs

Quality Construction Features

Engineered roof truss system
 Home buyers PWC® warranty protection

Optional Features

Fireplace
 Gas appliances
 Entertainment center
 Tub / shower combination in master bath
 Bay window (per plan)
 Garage openers
 Insulated garage door with window inserts
 Tile patio roof (per plan)
 Ceramic tile surrounds
 Walk deck roof (per plan)

Please consult your Sales Representative for additional optional features.

See a sales representative for more information about specific features of our homes, home sites and option details. The developer may change home design, materials, features, methods of construction and price without prior notice. Castle & Cooke Arizona, Inc. ROC#161670 3/16/2018

The Estates

A Castle & Cooke Community

Home Prices - 8,000 Series

Plan	Bed/Bath	Square Feet	Price
1904	3 BR w/ Den, 2 BA	1,904 Sq Ft	\$ 239,990
1927	3 BR w/ Den, 2 BA	1,927 Sq Ft	\$ 244,990
2207	4 BR, 2.5 BA	2,207 Sq Ft	\$264,990
2390	3 BR +Den , 2 BA	2,390 Sq Ft	\$275,990
2608	4 BR +Den, 2 BA	2,608 Sq Ft	\$289,990

Lot Premiums

Lot 7	\$12,000	Lot 9	\$12,000	Lot 31	\$ 6,000	Lot 32	\$ 5,000		
Spec	2207 Plan	Spec	2608 Plan			Spec	2390 Plan		

Our Community

Castle & Cooke Arizona, Inc. builds communities that offer *more* to Sierra Vista's residents. At Holiday, our community amenities are unsurpassed with a community center, 3 pools, including one wading pool, spa, BBQ's, billiard room, exercise facility, gazebos, picnic tables, and playground areas. The Holiday 8,000 Series offers larger home sites and spacious modern floor plans with up to 6 bedrooms for today's lifestyles!

Standard Features in the Estates

- ☞ **Milgard® Windows:** Style Line® dual pane windows are one of the most important features for year-round comfort, as well as the aesthetics of a home.
- ☞ **HVAC:** A heating ventilation, and air conditioning name that you can trust! Our 14-Seer rated A/C units systems come complete with jump ducts installed in every bedroom (where allowable) for a more uniform temperature environment throughout the home - and greater efficiency for our climate!
- ☞ **SeaGull® Lighting:** SeaGull® Lighting is known for their quality and trusted by professionals and consumers. Our interior light fixtures are themed to offer aesthetic appeal.
- ☞ **Custom Made Cabinets:** Quality built with select-grade oak with three choices of finish. Our cabinets are built by local craftsmen and are custom made for each home. Kitchen middle shelves are full depth where applicable.
- ☞ **Granite Countertop:** Granite countertops, with under-mount sinks in kitchen and baths, are a beautiful standard feature in The Estates.
- ☞ **Post-tension Foundation:** We start from the ground up to insure that our homes are structurally sound by state-of-the-art post tension systems.
- ☞ **Whirlpool® Appliances:** Whirlpool® has offered excellence in design and engineering for over one hundred years.
- ☞ **Kohler® Faucets:** Renowned for both design and technology, we offer Kohler® faucets as a standard feature.
- ☞ **Spacious Home Sites:** Our spacious home sites allow for a full three-car garage option.

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THE ESTATES

A Castle & Cooke Community



Custom Crafted Standard Features

Three distinctive elevations
Three-tone exterior paint
Two styles of concrete tile roof
18" ceramic tile flooring in entry, kitchen, baths, and utility areas
9' interior ceilings
Masonry-walled rear enclosure with wrought iron gate
Two ceiling fans with light kits in living or great room and master bed
8' ThermaTru® front door with Kwikset® handle set and keyed deadbolt
Walk-in master closets
Concrete tile patio roof
Water conscious Xeriscape™ style landscaping
Front and rear yard hose bibs
200 amp electrical service
CAT5e wiring to all telephone jacks
Pre-wire telephone jacks in kitchen and master bedroom
Pre-wire for television outlets in all bedrooms and great/living room
Exterior electrical outlet front and rear
All lighting fixtures by SeaGull Lighting®
Exterior entry light with a garage coach light
Illuminated street address
Rounded interior corners throughout home
Privacy locks on interior bedrooms and bath doors
Washer/dryer electrical hookup
Textured finish on interior walls, ceilings, and garage
Concrete driveway and sidewalk
PVC sleeve under driveway and sidewalk

Deluxe Kitchens

3 cm granite countertops
Custom oak cabinets
Water line to icemaker
Energy Star® qualified Whirlpool® dishwasher
Whirlpool® microwave
Whirlpool® electric self-cleaning range
Double stainless kitchen sink
Breakfast nook (per plan)
Garbage disposal

Luxurious Bath Designs

Kohler® faucets
Custom oak cabinets
Vanity mirrors and medicine cabinets in all baths
Shower rods and towel bars
Tile surround with garden tub and shower in master bath
Tile surround tub/shower combination in hall bath
Niagara water efficient toilets

Energy Sensitive Features

Insulated exterior wall assembly with composite rating of R-18
R-38 rated insulation in ceilings
HVAC 14-SEER rated air conditioning
Insulated fiberglass panel entry door
40-gallon natural gas water heater
Manifold water system with PEX plumbing lines for water savings
Natural gas forced air furnace
Premium installed comfort delivery ducts
Many of our water fixtures exceed water wise standards
LED light bulbs in all fixtures

Safety Features

200 AMP electrical service
Smoke and carbon monoxide detectors
Scald-guard valve at shower and tub
Fire-rated door between garage and house
Back-flow prevention on hose bibs

Quality Construction Features

Structurally engineered plans
Engineered roof truss system
Engineered post-tension foundation
Home Buyers 10-Year Limited PWC warranty protection

Optional Features

Automated home
Fireplace (per plan)
Bay windows (per plan)
Gas appliances
Garage door opener
Selection of upgraded KitchenAid® and Maytag® appliances
Please consult your sales representative for additional options...

**Come build your home
with Castle & Cooke!**



3/16/2018



Phase 1 Lots	Aprpx. Acreage	Price	Phase 1 Lots	Aprpx. Acreage	Price
Lot 1	4.00	\$59,000	Lot 45	4.00	\$76,000
Lot 2	4.00	Sold	Lot 46	4.13	\$79,000
Lot 3	4.00	\$67,000	Lot 47	4.01	\$84,000
Lot 4	4.01	Sold	Lot 48	4.00	Sold
Lot 34	4.00	\$85,000	Lot 49	4.02	\$74,000
Lot 35	4.01	\$82,000	Lot 50	4.00	\$74,000
Lot 36	4.22	\$82,000	Lot 51	4.25	\$75,000
Lot 37	4.33	\$72,000	Lot 52	4.05	\$73,000
Lot 38	4.06	\$66,000	Lot 53	4.23	\$68,000
Lot 39	4.22	\$62,000	Lot 54	5.52	Sold
Lot 40	4.01	\$72,000	Lot 55	6.59	\$67,000
Lot 41	4.03	\$67,000	Lot 56	4.00	\$66,000
Lot 42	4.07	\$60,000	Lot 57	4.00	\$70,000
Lot 43	4.01	\$66,000	Lot 58	4.02	\$64,000
Lot 44	4.03	Sold			

A Castle & Cooke Community

Prices, availability, and lot size are subject to change without notice.
All Sales through Castle and Cooke Arizona, Inc.



THE OAKS

A Castle & Cooke Community



Custom Crafted Standard Features

Energy efficient 2X6 Construction
Three car garage standard with every home
Three-tone exterior paint
Two styles of concrete tile roof
18" ceramic tile flooring in entry, kitchen, baths, and utility areas
9' interior ceilings
Texture finish on interior walls of garage
Two ceiling fans with light kits in living or great room and master bed
8' ThermaTru® front door with Kwikset® handle set and keyed deadbolt
Walk-in master closets
Concrete tile patio roof
PVC sleeve under driveway and sidewalk
Front and rear yard hose bibs
200 amp electrical service
CAT5e wiring to all telephone jacks
Pre-wire telephone jacks in kitchen and master bedroom
Pre-wire for television outlets in all bedrooms and great/living room
Exterior electrical outlet front and rear
All lighting fixtures by SeaGull Lighting®
Dark Sky exterior lighting
Illuminated street address
Rounded interior corners throughout home
Privacy locks on interior bedrooms and bath doors
Washer/dryer electrical hookup
Hawk and trowel textured finish on interior walls and ceilings

Deluxe Kitchens

3 cm granite countertops
Custom alder 42" upper cabinets with crown molding
Water line to icemaker
Energy Star® qualified stainless Whirlpool® dishwasher
Stainless Whirlpool® microwave
Stainless Whirlpool® electric/gas self-cleaning range
Stainless steel kitchen sink
Breakfast nook (per plan)
Garbage disposal

Luxurious Bath Designs

Kohler® faucets
Custom alder cabinets
Vanity mirrors and medicine cabinets in all baths
Shower rods and towel bars
Tile surround with master garden tub and shower
Tile surround tub/shower combination in hall bath
Water-saving toilets, vanity faucets, and shower heads

Energy Sensitive Features

Stucco-insulated exterior wall assembly with composite rating of R-23
R-38 rated insulation in ceilings
14-SEER rated air conditioning
Insulated fiberglass panel entry door
40-gallon propane gas water heater
Recirculation system with PEX plumbing lines for water savings
HVAC dual-fuel electric/propane forced air furnace
Milgard® StyleLine® dual pane windows

Safety Features

200 AMP electrical service
Smoke and carbon monoxide detectors
Scald-guard valve at shower and tub
Fire-rated door between garage and house
Back-flow prevention on hose bibs

Quality Construction Features

Structurally engineered plans
Engineered roof truss system
Engineered post-tension foundation
Home Buyers 10-Year Limited PWC warranty protection

Optional Features

Automated home
Fireplace (per plan)
Bay windows (per plan)
Garage door openers
Selection of upgraded KitchenAid® appliances
Please consult your sales representative for additional options...

**Come build your custom home
with Castle & Cooke!**



Standard Features in The Oaks

- cs **Milgard® Windows** StyleLine® dual pane windows are one of the most important features for year-round comfort, as well as the aesthetics of a home. Ask us how our windows are better than the competition with a lifetime warranty and upgrade options.
- cs **HVAC** A heating, ventilation, and air conditioning name that you can trust! Our rated 14-Seer A/C units systems come complete with jump ducts installed in every bedroom (where allowable) for a more uniform temperature environment throughout the home - and greater efficiency for our climate!
- cs **SeaGull® Lighting** SeaGull® Lighting is known for their quality and trusted by professionals and consumers. Our themed interior light fixtures offer aesthetic appeal.
- cs **Custom Made Cabinets** Quality built with select-grade alder with three choices of finish. Our cabinets are built by local craftsmen and are custom made for each home.
- cs **Granite Countertops** Granite countertops, with under-mount sinks in kitchen and baths, are a beautiful standard feature in The Oaks.
- cs **Post-tension Foundation** We start from the ground up to insure that our homes are structurally sound by utilizing state-of-the-art post-tension systems.
- cs **Whirlpool® Appliances** Whirlpool® has offered excellence in design and engineering for over one hundred years.
- cs **Kohler® Faucets** Renowned for both design and technology, we offer Kohler® faucets as a standard feature.

