

SUN CITY WEST

Fitzpatrick Ranch

Is a small group of Santa Barbara/Tuscan style homes nestled in Sun City West with access to all the amenities in Sun City West. Fitzpatrick Ranch has 45 home-sites located on 3 cul-de-sac lots, and were built by Granite Crest Homes. There are 4 floor plans to choose from ranging from 2600 to 3100 square foot and were built in 2005-2006. Fitzpatrick Ranch home owners enjoy all the same privileges as all Sun City West home owners do. Fitzpatrick Ranch Estate Style models all offered 3rd car garage or optional castita.

MODEL#	HOMES BY MODEL NAME	Sq Ft	BR	BA
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FITZ PATRICK RANCH BUILT 2005

2600	Stanford	2600	2	2.25
2646	Yale	2646	3	2.25
2882	Harvard	2882	3	2.25
3085	Princeton	3085	3	3



RetireAZstyle.com

SHARON MASON, ASSOCIATE BROKER



PRELIMINARY

FITZPATRICK

RANCH

Included Features

Distinctive Interiors

- Emtek Satin Nickel Hardware and Lever Door Handles
- Rounded Drywall Corners and Striking Skip Trowel Wall Finish
- Efficient and Organized Closet Designs with Painted Shelving and Chrome Rods
- 8' Raised Panel Interior Doors (per plan)
- Inviting Fireplace at Great Room or Family Room (per plan)
- 16 x 16 Ceramic Tile with a Choice of 4 Colors w/Custom Listelles at Entry, Kitchen, Utility, Water Closets, Hallways and Secondary Bathrooms
- Plush Carpet with a Choice of 4 Colors
- 5' Matching Laundry Room Cabinets over the Washer/Dryer
- Copper Plumbing and Copper Wiring
- Decorative Display Niches (per plan)
- "Total" Kohler® Homes

Custom Crafted Kitchens

- Insinkerator® 5/8 HP Garbage Disposal
- State of the Art Kitchen Appliance Package Includes:
 - Upgraded GE® Profile 30" Built-In Cooktop
 - Upgraded GE® Profile Self-Cleaning 30" Built-In Oven with Microwave
 - Upgraded GE® Profile Slide Out Vent Hood
 - Upgraded GE® Profile Dishwasher
 - Space for a 42" Built-In Refrigerator (refrigerator optional)
- Granite Slab Countertops, Choice of 6 Colors
- Raised Panel Maple 42" Upper Cabinets with Choice of 5 Stains
- Kohler® Self-Rimming Kitchen Lakefield Sink with
- Kohler® Fairfax Faucet in Chrome

Energy Efficient Features

- R21 – Fiberglass Batts w/ Fully Sheared 2x6 Sidewall System R27
- R38 Fiberglass Ceiling Insulation Livable Areas
- Milgard® Dual Glazed, and Lo E Coated Windows
- Efficient Dual System Energy- Natural Gas Heating and Ground Mounted Carrier® 13 SEER "Puron®" Electric Air Conditioning (environmentally friendly)

- 50 Gallon Gas Hot Water Heater
- Honeywell® Programmable Thermostat
- Pre-plumb for Soft Water Loop & R/O

Luxurious Baths

- Master Suite Includes:
 - Oversized Walk-In Shower (per plan)
 - Kohler® Jetted Tub
 - Water Closet
 - Dual Vanities
- Kohler® Fairfax Chrome Finish Faucets
- Cultured Marble Countertops with Decorative Bullnose Edge
- Kohler® Eco-Friendly Cimarron Toilets
- Powder Room with Kohler® Pedestal Sink and Elongated Toilet

Custom Designed Exterior Features

- Stacco® Custom Blend Concrete Roof Tile
- Monterey and Sand-Finish Stucco
- Exterior Decorative Light Fixtures
- Wrought-Iron Accents (per plan)
- Unique Garage Door Designs with Automatic Garage Door Opener and Simulated Wood Finish
- 8' Wood Architectural Designed Composite Entry Door
- Finished 3-Car Garages w/Garage Service Door to Courtyard on Single Car Garage
- Generous Covered Patio with Stucco Columns and Recessed Lights
- Hose Bibs Front and Back
- Stone Detailing on all Elevations (per plan)
- Private Courtyard Entries
- Front Yard Landscaping Choice of 3 Packages

Electrical Features

- Structured Wiring
- (5) – CAT5 Pre-wires
- (4) RG-6 Shielded Cable Pre-wires (per plan)
- Pre-wire for Security System
- Ceiling Fan Pre-Wire at Master Bedroom, Guest Bedroom, and Great Room or Family Room (per plan) w/ Double Switches
- Dedicated 20-Amp Golf Cart/Freezer

N Veterans Dr

W Black Gold Ct

W Carbine Ct W Carbine Ct

N Veterans Dr

W Fitzpatrick Ct

N Veterans

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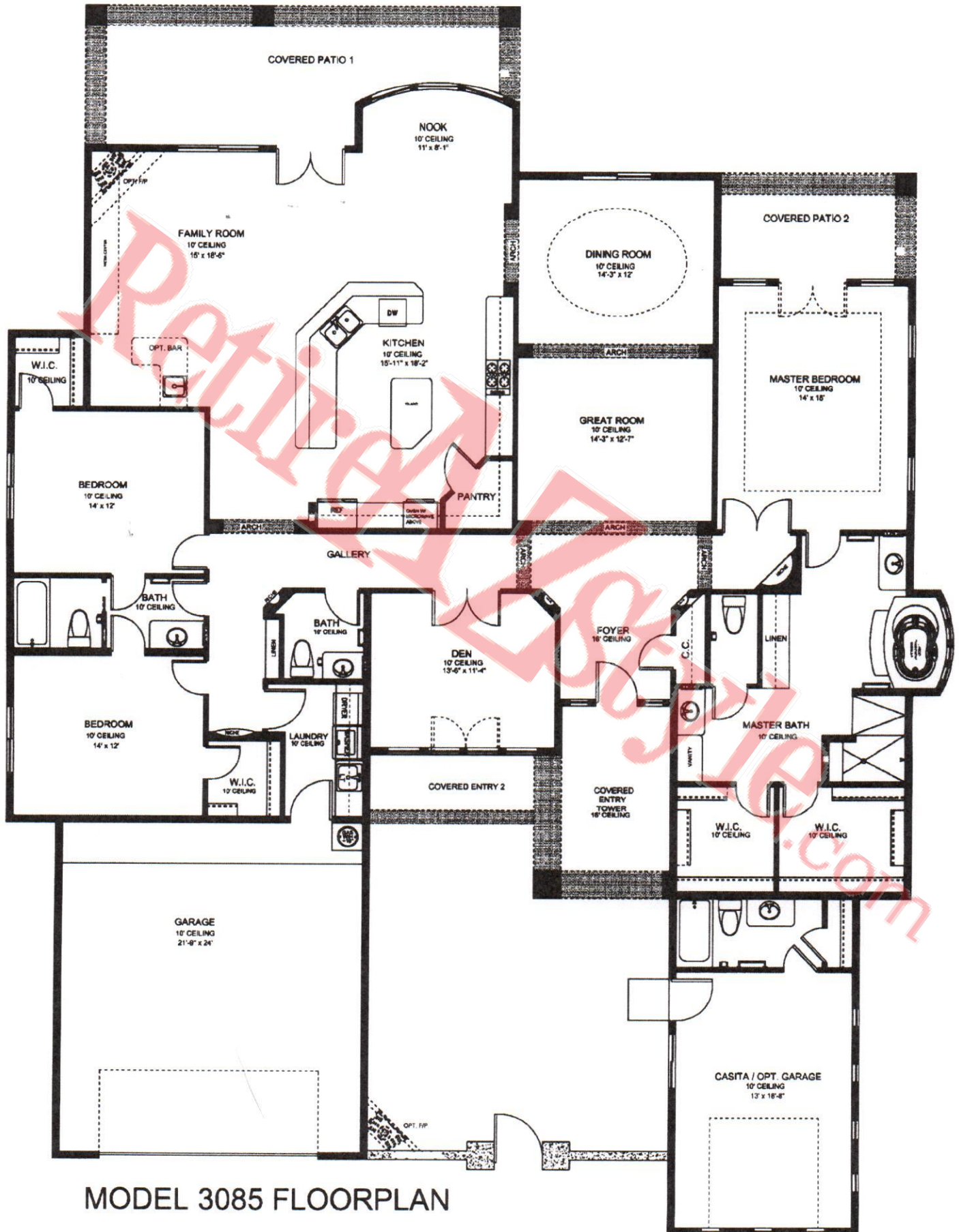




Elevation 3A



Elevation 3B



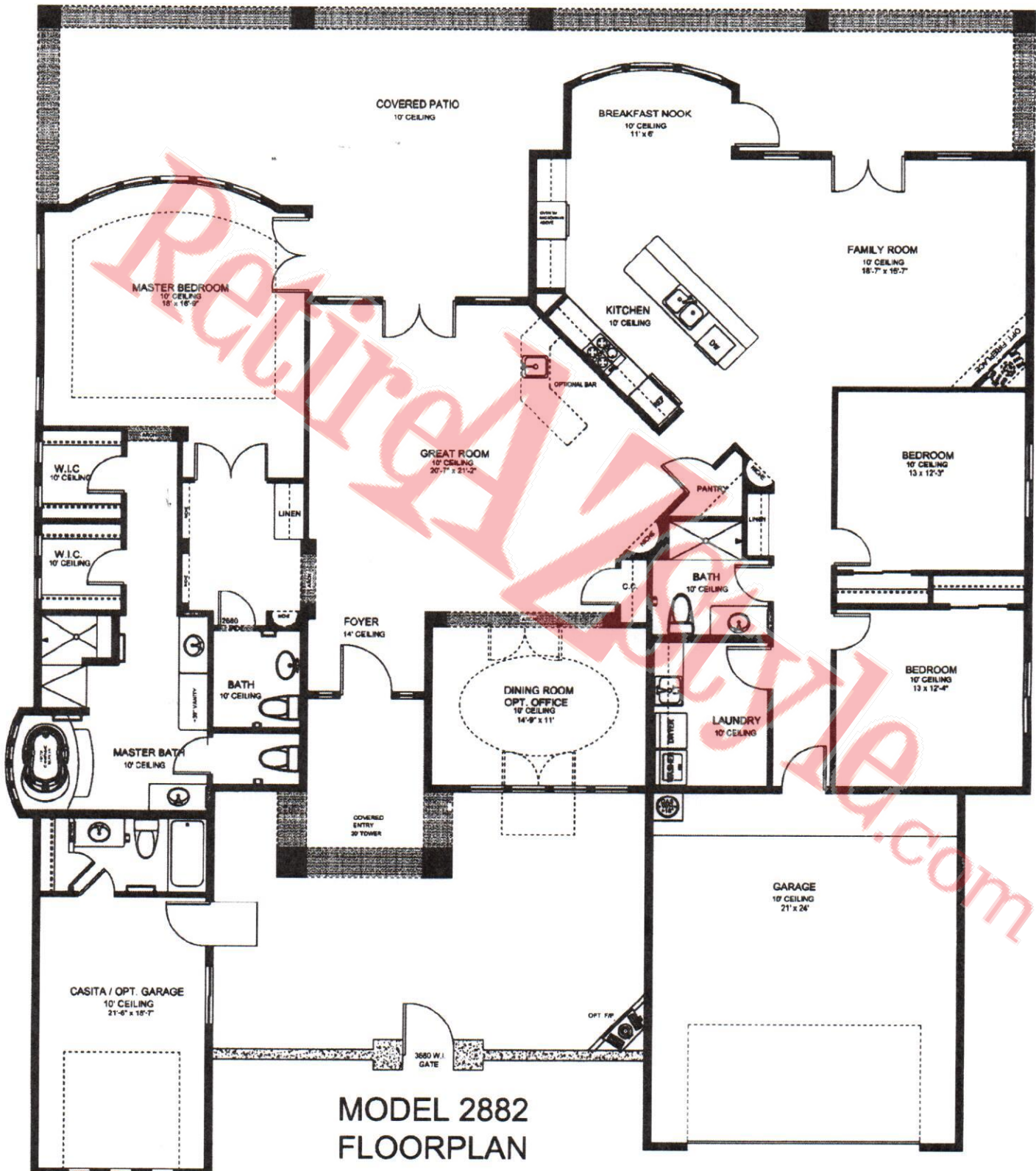
MODEL 3085 FLOORPLAN



Elevation 2A



Elevation 2B





Elevation 1A



Elevation 1B

