

CAPONE

SHOWHOME

Address

13 Monarch Bend

Job#

169115

 Total Sq. Ft. - 2268

 Bedrooms - 3

 Bathrooms - 2.5

 Garage - 2 Car

Optional Basement Development

 Total Sq. Ft. - 640  Bedrooms - 1  Bathrooms - 1



Net Zero - where your home produces as much clean energy as it consumes, now that's a win!
Includes upgraded framing, insulation, mechanicals and solar panels.

The foundation of every Sterling Home is our

Sterling Standards

This show home has the following upgraded items:

Kitchen

- Executive kitchen
- Upgraded quartz countertop throughout
- Gold faucet and finishes

Bathrooms

- Half Bath:
 - Upgraded mirror
- Main Bath:
 - Dual sinks
 - Upgraded quartz countertop
- Ensuite:
 - Ensuite shower with upgraded tiled walls, base, and bench
 - 66" x 36" free standing oval tub
 - Upgraded gold finishes
 - Tiled floors
 - Upgraded quartz countertop
 - Bank of drawers in vanity

Optional Basement Development

- 640 sqft
- Walkout basement
- Mini bar build into wall detail
- One bathroom w/ 60"x36" tiled shower w/ glass shelves, glass barn door and fiberglass base
- Upgraded quartz in bathroom & mini bar
- Upgraded gold plumbing fixtures
- Finished stairs to basement
- Wall detail
- LVP flooring throughout

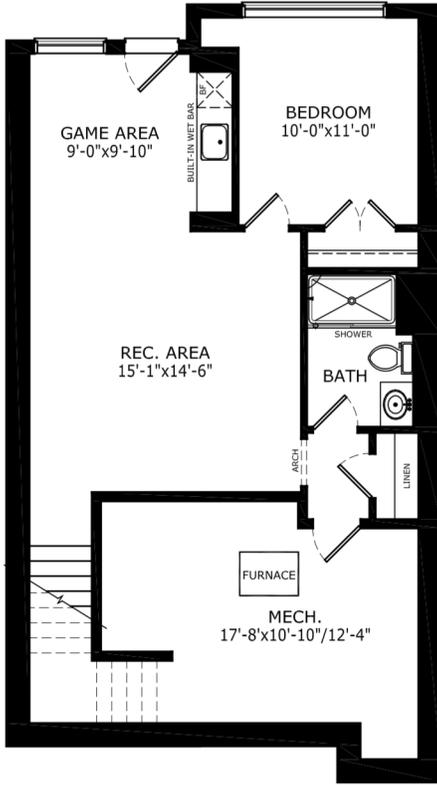
Extra Features

- Upgraded maple railing with mesh panels
- EL3 electric fireplace with full height tile
- Additional windows
- Storage cubby under stairs
- Upgraded chevron LVP
- Upgraded light fixtures
- Upgraded interior gold and black finishes
- Upgraded interior doors
- Vaulted ceiling in Bonus Room
- Optional Primary Bedroom #3 w/ two-way fireplace.
- Upgraded wall detail in primary bedroom & bedroom 2
- Laundry sink & cabinet in laundry room
- Tiled floors in laundry room
- Washer & dryer
- Wallpaper and feature wall paint
- Optional front balcony
- Hardie Siding
- Black vinyl windows

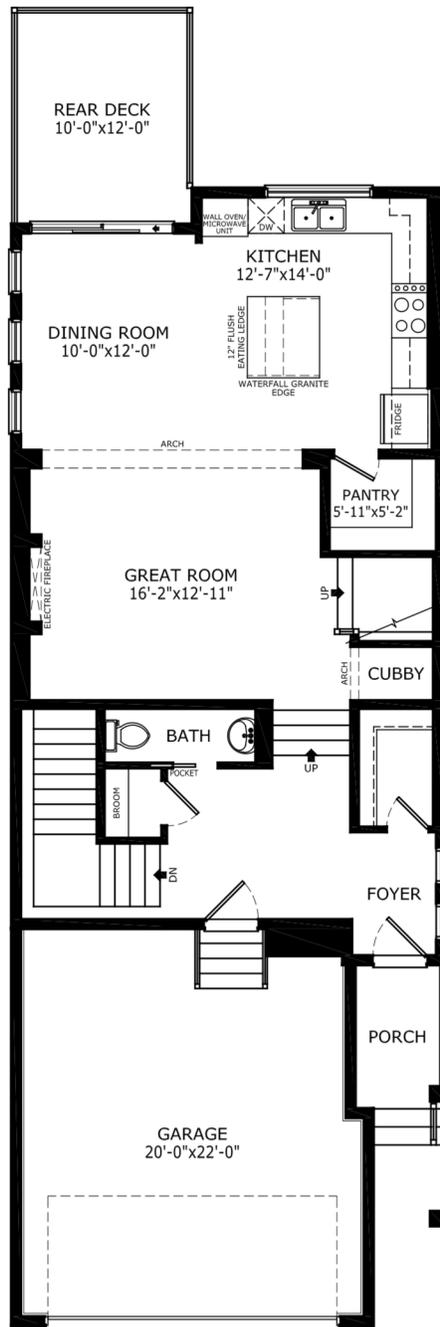
Convenience

- Net Zero
- Rear deck (10' x 12')
- Air conditioning
- Irrigation
- Landscaping

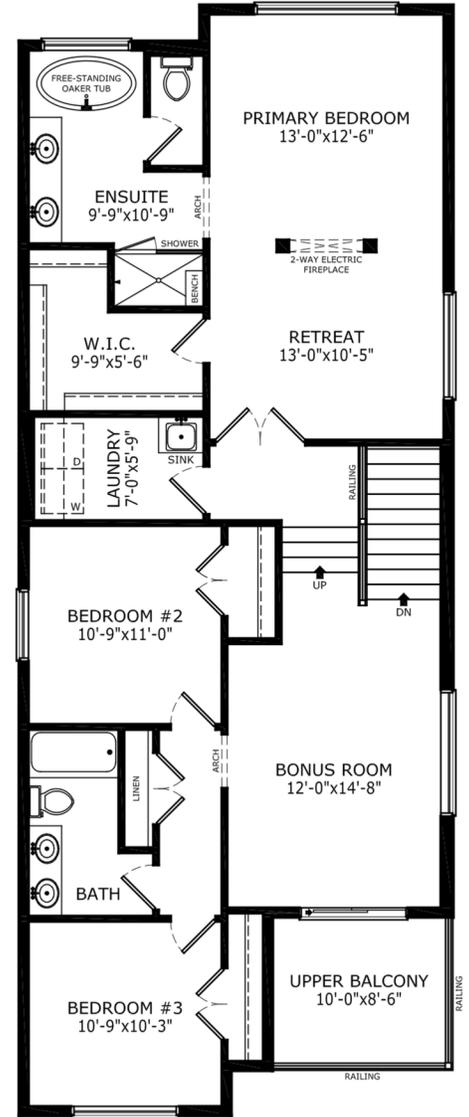
Floorplan



Opt. Bsmt. Dev: 640 sq. ft.



Main Level: 976 sq. ft.



Upper Level: 1292 sq. ft.



Elevation



Alex Mouwen
Area Manager



Kim Wells
Area Associate

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