

## **F E A T U R E S**

***(Phase 1 is SOLD OUT, contact us to be added to the waiting list for Phase 2)***

### **Largest lots in the Mercado District**

Single story and the only traditionally detached homes in the community  
Flexible designs with guest/office suite, roof deck, garage, and carport options  
Comfortable and private yards and exterior living areas

### **Timeless character inspired by historic Tucson architecture**

Masonry construction  
Wood doors and clad wood windows  
Metal roofs  
Exposed concrete floors

### **21<sup>st</sup> century technology**

European-style kitchens & baths

- Stainless steel appliances
- Natural gas cook tops
- Granite counters
- Frameless style cabinetry

Structured communications, entertainment, and data wiring  
High-tech lighting and controls  
Integrated security system  
Central vacuum

### **Sustainable building**

Energy Star or *TEP Comfort Guarantee* construction  
13 SEER air conditioners or heat pumps with programmable thermostats  
Low-e UV filtering window glazing  
Tankless or solar water heating (option)  
*TEP Comfort Guarantee* discounted electric rates (option)  
Photovoltaic (PV) electric generating systems (option)  
Automatic kitchen-waste composting units (option)  
Water-harvesting cisterns (option)

*Tucson Artisan Builders continually strives to improve its homes, therefore features, options, and prices are subject to change without notice.*