

# TUSCANY I



*Experience the lifestyle of the master planned community of Desert Lakes in this luxurious 1,625 square foot home with 3 bedrooms and 2 full baths.*



Master planned golf course community features 146 acres of refreshing lakes and challenging, manicured greens.

- No association dues
- No course assessment fees
- Homes only development
- Lot size options
- Underground utilities
- Rental property management
- Minutes from fun and entertainment in Laughlin, Nevada



*Desert Greens*  
**HOMES & ESTATES**

**DESERT RESORT PROPERTIES, INC.**

George Sharma  
Designated Broker

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**MODEL HOMES**

2012 E. Desert Lakes Dr.  
Fort Mohave, AZ 86426  
1-866-DESERT-8 • (928) 768-1222  
Fax (928) 768-1015

[www.desertgreenshomes.com](http://www.desertgreenshomes.com)



# TUSCANY I



1,625 sq. ft.  
3 bedrooms  
2 baths



## INTERIOR DETAILING

Extra room for toys in the garage  
Vaulted ceilings  
Pot shelves  
Raised panel oak cabinets (choice of colors)  
Ceramic tile floors and counter tops  
Walk-in closets  
Can lights in kitchen  
13' covered patio (off living room)

## COMFORTS OF HOME

Steel entry door  
Lever door knobs  
Deadbolts on exterior doors  
White appliances  
Self cleaning oven  
Dishwasher  
Micro hood  
Security System (available as upgrade)

## PLUMBING

White MOEN fixtures in bath and kitchen  
Fiberglass tub shower combo in guest bath  
Tile walk-in shower (in master bath)  
Tile bath counters  
Drop in sinks in both baths (double in master bath)  
50 gallon gas water heater  
1.5 gallon flush water savers

## PREPLUMBED FOR

Water softener  
Reverse osmosis  
Natural gas  
Outdoor sprinkler system

## PAINT AND STAINS

Designer series color schemes (flat or semi-gloss, two tone)  
Flat white paint in Garage

## GAS HEATING & AIR CONDITIONING

4-ton 12-SEER split unit

## ROOF

Tile, standard colors (upgraded as on model)

## STUCCO

Choice of colors

## QUALITY CONSTRUCTION

25' driveway  
25' deep garage (33.5' deep bay for boat or RV)  
2" x 6" framing (exterior & garage walls)  
2" x 4" framing (interior walls)  
Walkway (from entry to driveway)  
Driveway (from garage to street)

## INSULATION

R-38 blown insulation (in ceiling)  
R-19 batt insulation (in living areas)  
R-11 batt insulation (in garage walls)

## WINDOWS

Dual pane, insulated (choice of colors)

## ALLOWANCES

\$15 per yard for carpet  
\$2 per square foot for tile (installation included)  
\$600 for lighting  
\$1,100 for appliances  
Up to 16' x 25' driveway

Floorplans are not to scale. All plans, specifications, options, features and details are subject to change at anytime without prior notice. Photos of model are for demonstration only.

Construction by:  
River Ridge Builders, Inc.  
Ed Navarro, General Contractor  
Arizona License No: 151956

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