

STERLING GROVE

FLOOR PLANS



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Golf, Amenities/Resort Community

Awarded 2023 Master Plan Community of the Year, Sterling Grove is an all-ages resort-style community showcasing new homes in the growing city of Surprise, Arizona, featuring single-family and 55+ active-adult collections with a large private clubhouse, spectacular resort-style amenities, and Arizona's newest championship golf course.

- Staff-gated new home community in Surprise, AZ, with all-ages single-family homes, 55+ active-adult collections, and luxury lock-and-leave villas
- Incredible amenities including a private golf course, 20,000 sq ft clubhouse, restaurant and bar, grab-and-go cafe with barista, 3 pools, a full-service spa, state-of-the-art fitness center, movement studio, tennis, bocce and pickleball courts, which encapsulate resort-style living
- Private Nicklaus Design 18-hole golf course and award-winning clubhouse managed by Troon
- Lush community setting in flourishing Surprise, AZ, centered around a tree-lined town square with four cornerstone parks, community garden and groves, and beautiful water features throughout
- Nine new home collections with 25+ home designs ranging from 1,500 to over 4,000 square feet, featuring Craftsman, Farmhouse, Prairie, and Spanish architectural design
- This picturesque and idyllic new home community located in the up-and-coming neighborhood of Surprise, Arizona, is the result of a remarkable collaboration between design and nature; a unique blend of landscape and architecture, with thoughtful attention to every detail. Honoring the legacy of the land, this award-winning neighborhood of 780 acres offers a staff-gated golf course community with spectacular amenities, including an 18-hole golf course, private clubhouse, pools, a variety of dining options, full-service spa, and more. Explore our 55+ active-adult neighborhoods, sleek condos, and spacious all-ages single-family designs to find the perfect new home in Surprise to fit your lifestyle. From low-maintenance, lock-and-leave villas to grand estates, Sterling Grove has something for everyone.



Sterling Grove - Collections

Collection (Page)	Home Type	Page	Sq Ft	Beds	Baths
Villa	Condo		1285-2142+	2-3	2-3
Providence	Single Family	Page 4	1529-2505+	2-3	2-3
Arlington	Single Family	Page 15	1520-3182+	2-6	2-4
Concord	Single Family	Page 30	2220-3741+	2-6	2-5
Sonoma	Single Family	Page 43	1913-4197+	2-6	2-4
Pasadena	Single Family	Page 56	3460-4126+	3-5	3-5



Sterling Grove - Providence Collection

	55+	Square Feet	Bedroom	Bathroom	Stories	Garage
Smithfield	X	1,529+	2 2	2 2	1	2
Elmhurst	X	1,784+	2-3	2 2	1	2
Greenville	X	1,942+	2 2-	2-3	1	2
Cranston	X	2,468+	3		1	2
Wayland	X	2,505+			1	2

Floor plans & other information shown may not be accurate. All dimensions & square footage numbers shown are approximate.



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SMITHFIELD

Deluxe contemporary style. The Smithfield's welcoming extended covered entry and inviting foyer flow into the spacious great room and casual dining area, with views of the desirable covered patio. The well-designed kitchen is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, and ample walk-in pantry. The beautiful primary bedroom suite is enhanced by a sizable walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, and private water closet. The generous secondary bedroom features a roomy closet and shared full hall bath. Additional highlights include centrally located laundry and additional storage.

Home design highlights

- Welcoming covered porch adds curb appeal
- Bright and open floor plan
- Large central covered patio fills home with light

Craftsman



Farmhouse

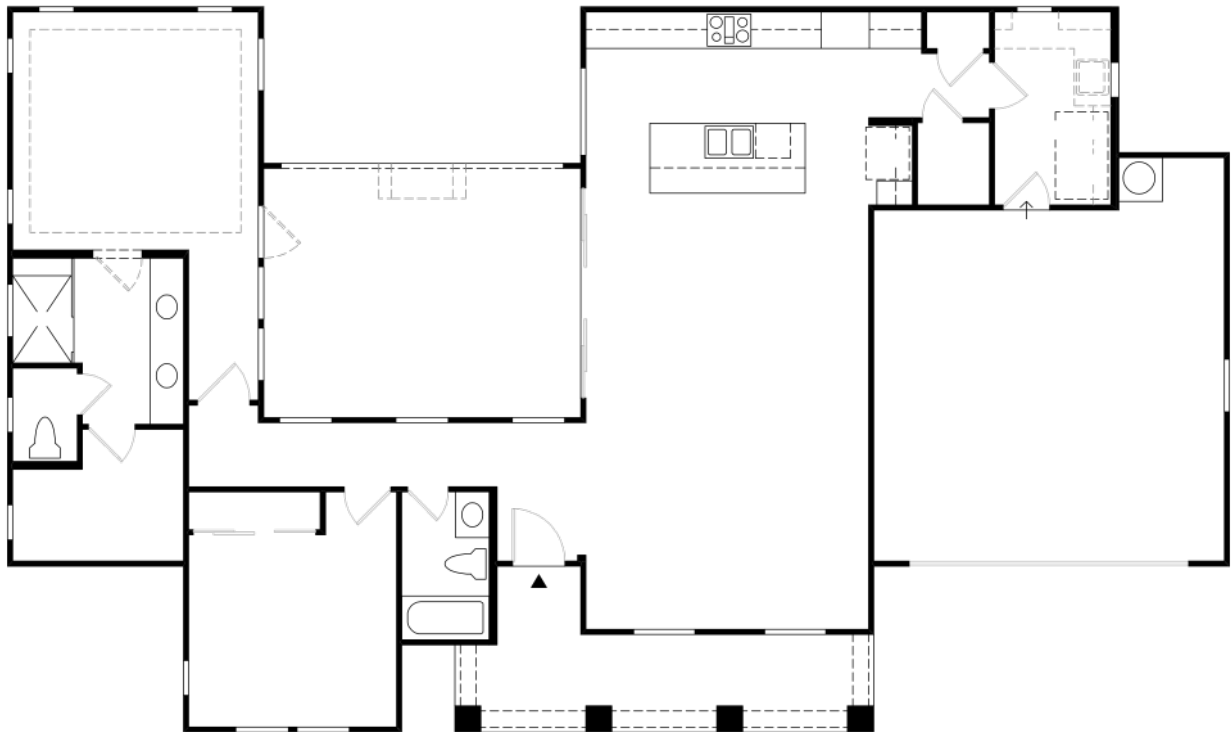


Prairie



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SMITHFIELD FLOOR PLAN



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ELMHURST

The Elmhurst features an alluring open concept floor plan that offers versatile indoor and outdoor living spaces. A welcoming front porch and foyer opens into the stunning great room, overlooking a desirable covered patio, bright casual dining area, and the well-appointed kitchen that features an oversized center island with breakfast bar, ample counter and cabinet space, and a sizable pantry. The beautiful primary bedroom suite is secluded off the great room, complemented by a generous walk-in closet and a lovely primary bath featuring a dual-sink vanity, a large luxe shower with seat, and a private water closet. The secondary bedroom is adjacent to a spacious flex room and offers a walk-in closet as well as a shared hall bath. Easily-accessible laundry, an everyday entry with drop zone, and plenty of additional storage are also highlighted in the Elmhurst.

Home design highlights

- Excellent entertaining opportunities with great room, casual dining area, and covered patio being adjacent to the kitchen
- Beautiful primary bedroom suite features a generous walk-in closet and a lovely primary bath
- Spacious flex room offers ideal living and entertaining possibilities

Craftsman



Farmhouse



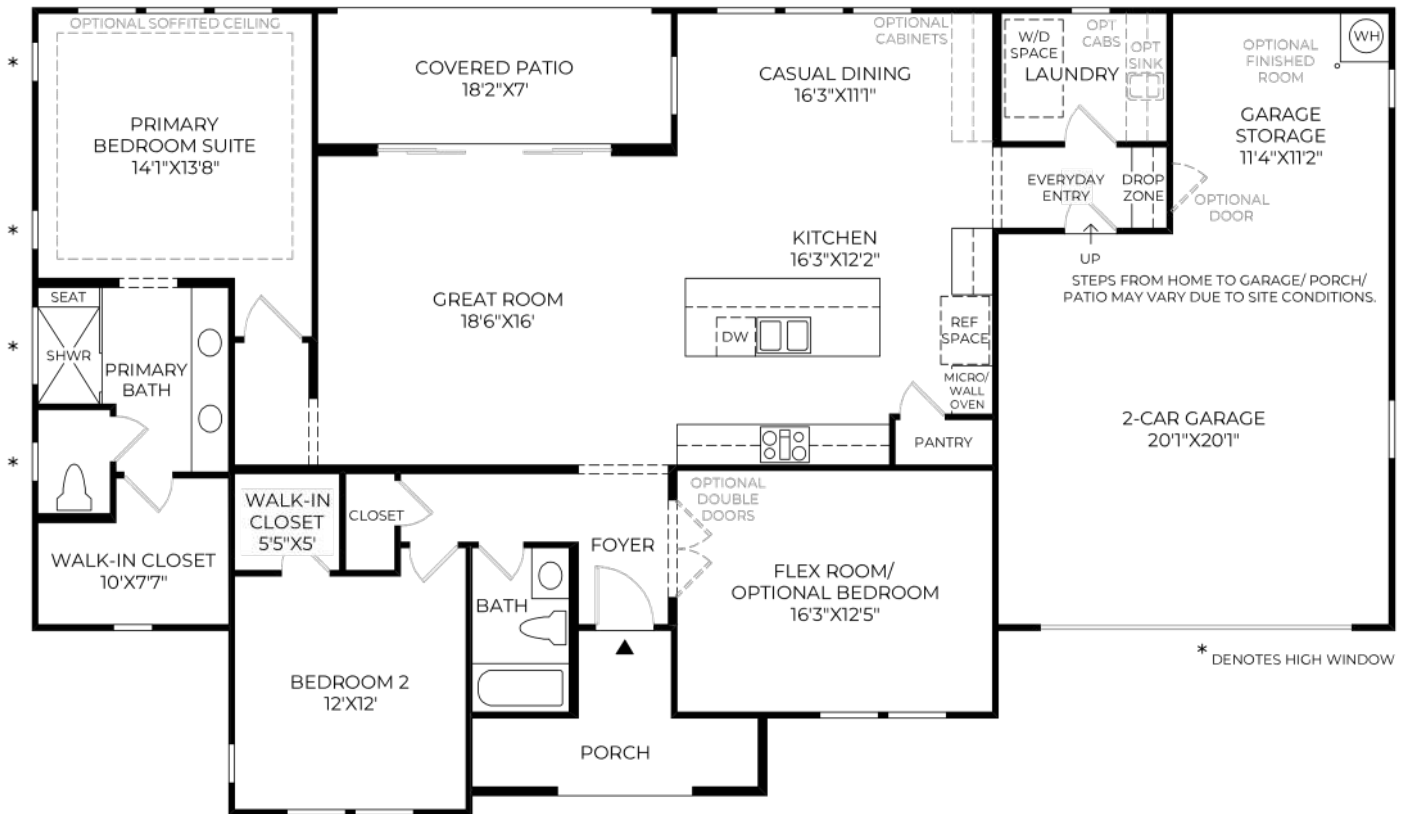
Prairie



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ELMHURST FLOOR PLAN



10' CEILING HEIGHT



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GREENVILLE

Deluxe urban style. The Greenville's inviting covered entry and welcoming foyer open onto the expansive great room and casual dining area, with views of the desirable covered patio. The well-equipped kitchen is enhanced by a large center island with breakfast bar, plenty of counter and cabinet space, and ample walk-in pantry. The sophisticated primary bedroom suite is complete with a spacious walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, linen storage, and private water closet. The secondary bedroom features a roomy closet and shared full hall bath. Additional highlights include a generous office off the great room, centrally located laundry, and additional storage.

Home design highlights

- Bright and open floor plan
- Expansive sliding doors open home to covered patio
- Versatile office

Craftsman



Farmhouse

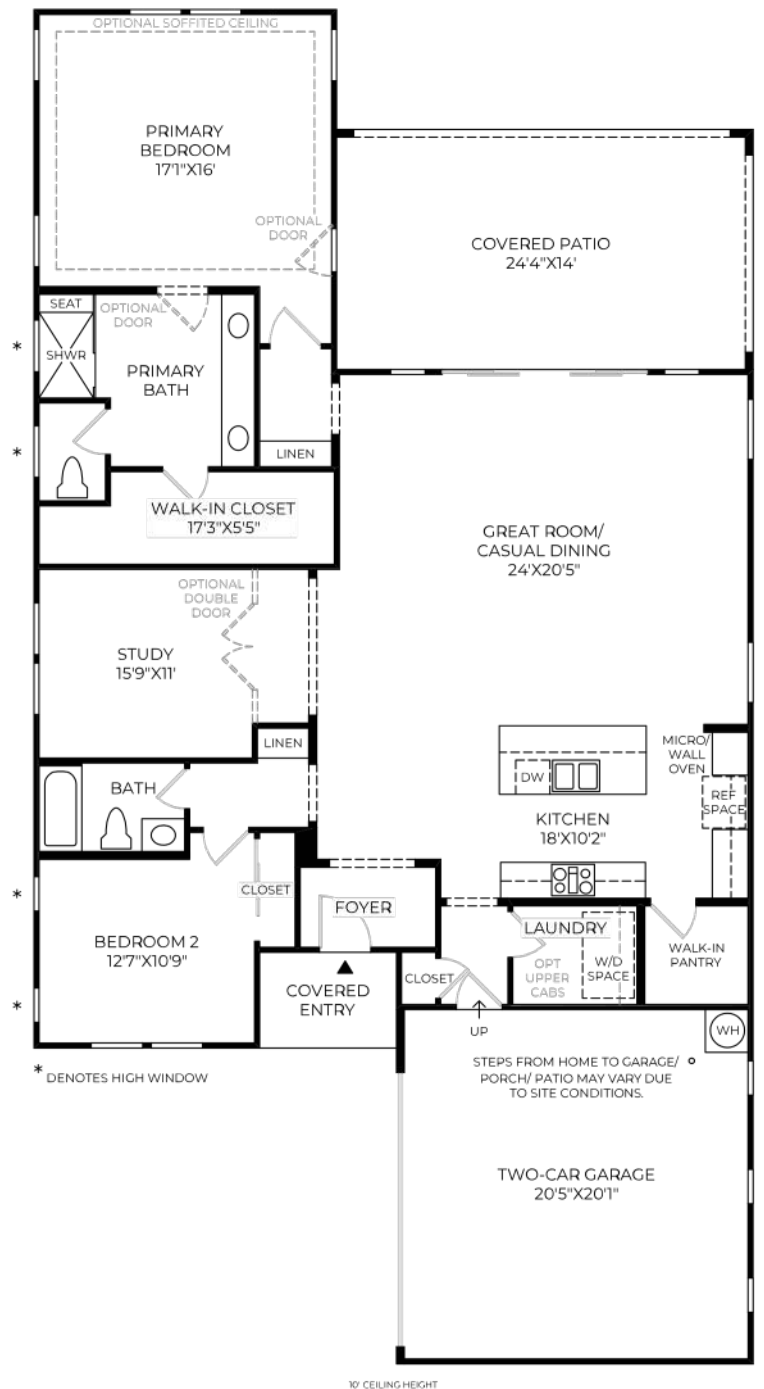


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GREENVILLE FLOOR PLAN



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CRANSTON

Deluxe urban living. The Cranston's inviting covered entry and welcoming foyer draw guests toward views of the expansive great room and desirable extended covered patio beyond. The well-designed kitchen overlooks a bright casual dining area, and is enhanced by a large center island with breakfast bar, plenty of counter and cabinet space, and huge walk-in pantry. The lovely primary bedroom suite is complete with dual walk-in closets and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, and private water closet. The generous secondary bedroom features a roomy closet and private full bath. Additional highlights include an enormous walk-in linen storage area off the great room, convenient powder room, centrally located laundry, and additional storage.

Home design highlights

- Expansive primary bedroom suite with dual walk-in closets and spa-like primary bath
- Convenient workspace
- Flex space located off of great room

Craftsman



Farmhouse

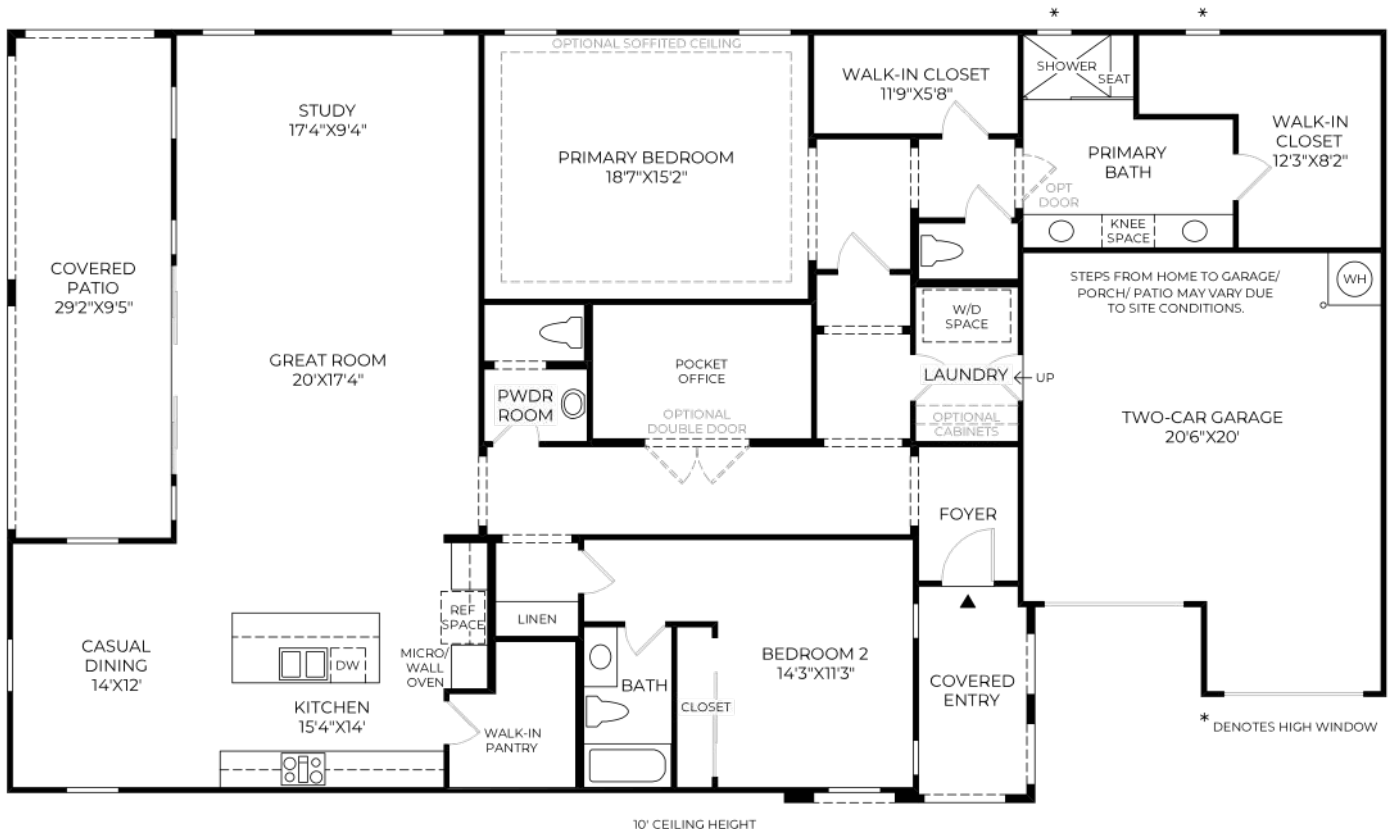


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CRANSTON FLOOR PLAN



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WAYLAND

Luxe contemporary lifestyle touches. The Wayland's welcoming extended covered entry opens immediately onto the expansive great room and view of the generous desirable covered patio beyond. The well-designed kitchen overlooks a bright casual dining area, and is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, and sizable walk-in pantry. The marvelous primary bedroom suite is enhanced by an enormous walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat and drying area, and private water closet. The spacious secondary bedroom features a walk-in closet and private full bath. Additional highlights include a secluded office at the front of the home, convenient powder room, centrally located laundry, and additional storage.

Home design highlights

- Generous open plan living with access to expansive rear covered patio
- Versatile office ideal for home office use
- Well-proportioned primary bedroom suite with luxurious primary bath and large walk-in closet

Craftsman



Farmhouse

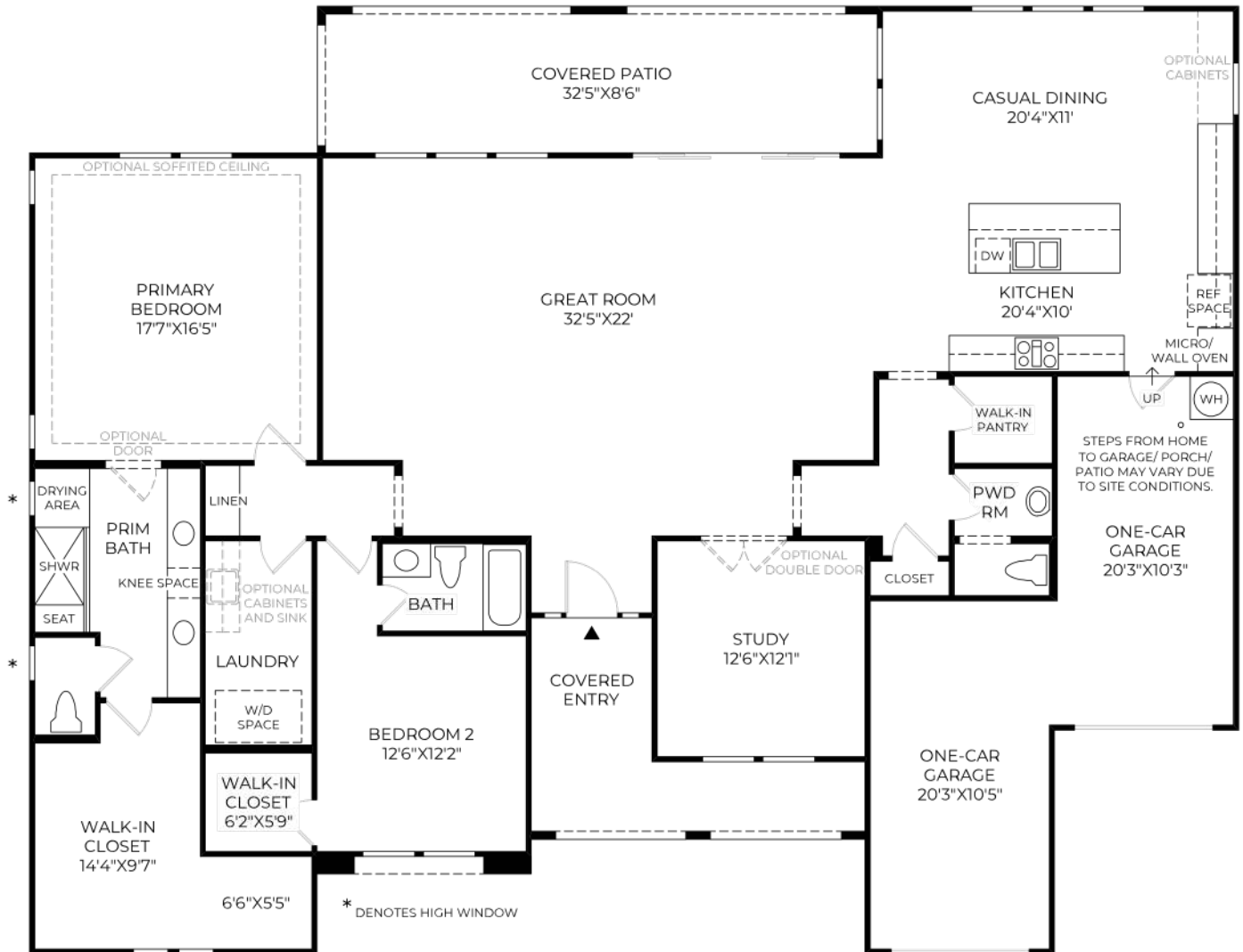


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WAYLAND FLOOR PLAN



10' CEILING HEIGHT



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Sterling Grove - Arlington Collection

	55+	Square Feet	Bedroom	Bathroom	Stories	Garage
Del Ray	X	1520+	2-3	2	1	2
Bluemont	X	1,862+	3-4	2-3	1	2
Potomac		2,004+	2-3	2	1	2
Carlyle	X	2,215+	4-5	3	1	2
Westover		2,566+	3-4	2	2	2
Kingsmill		3,182+	4-6	3-4	2	3
Pennrose		2,729+	3	2	2	2

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sterling GROVE

Golf and Country Club

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DEL RAY

Urban deluxe design. The Del Ray's welcoming covered entry and foyer open immediately onto a bright office, and views of the spacious great room and desirable covered patio beyond. The well-designed kitchen overlooks a bright casual dining area, and is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and roomy walk-in pantry. The gorgeous primary bedroom suite is complete with huge walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, and private water closet. The generous secondary bedroom features a roomy closet and shared full hall bath. Additional highlights include centrally located laundry, and additional storage.

Home design highlights

- Open office located at front of home
- Expansive sliding doors open home up to covered patio
- Well-proportioned primary bedroom suite

Craftsman



Spanish



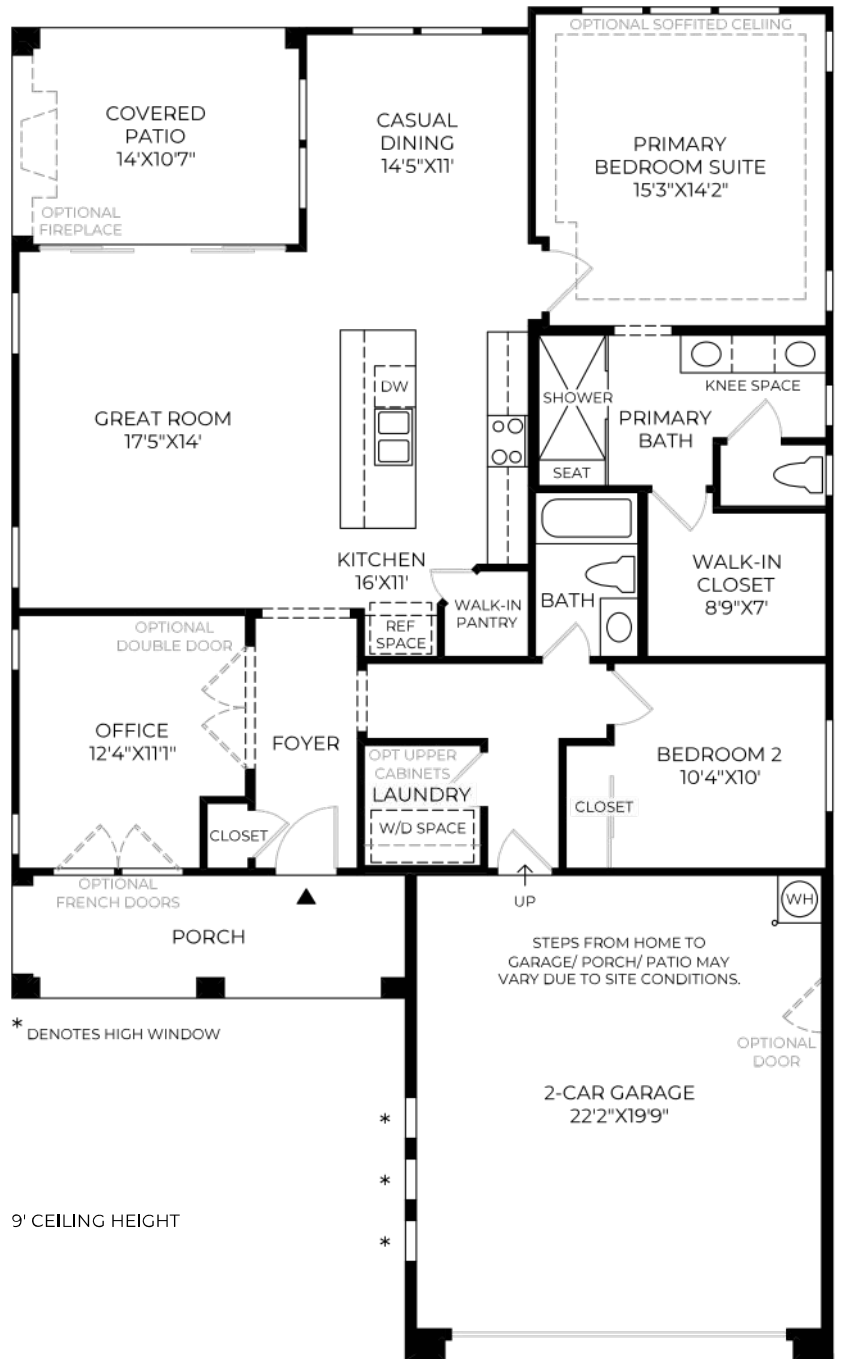
Farmhouse



Prairie



DEL RAY FLOOR PLAN



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BLUEMONT

A spacious casual dining area and a great room with access to a beautiful covered patio are revealed from the Bluemont's charming foyer. The well-designed kitchen is enhanced by an oversized center island with breakfast bar, plenty of counter and cabinet space, and a roomy walk-in pantry. The stunning primary bedroom suite is highlighted by a generous walk-in closet and a relaxing primary bath with a dual-sink vanity, a large luxe shower with seat, and a private water closet. Secondary bedrooms feature ample closets and a shared bath with a separate dual-sink vanity area. Additional highlights include a sizable flex room, a powder room off the foyer, conveniently located laundry, and plenty of additional storage.

Home design highlights

- Kitchen is central to the great room, casual dining area, and covered patio
- Stunning primary bedroom suite features a generous walk-in closet and a relaxing primary bath
- Sizable flex room at front of home provides versatile living and entertaining options

Craftsman



Spanish



Farmhouse



Prairie



BLUEMONT FLOOR PLAN



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POTOMAC

Contemporary luxe appointments. The Potomac's inviting covered entry and foyer reveal a spacious office, expansive great room and casual dining area, and the desirable covered patio beyond. The well-designed kitchen is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and huge walk-in pantry. The serene primary bedroom suite is highlighted by a sizable walk-in closet and spa-like primary bath with dual-sink vanity, large luxe glass-enclosed shower with seat, linen storage, and private water closet. The sizable secondary bedroom features an ample closet and private full bath. Additional highlights include a convenient powder room, centrally located laundry, and additional storage.

Home design highlights

- Versatile office located off the main living
- Expansive sliding glass doors open up to a sizable covered patio
- Stylish primary bath with large walk-in closet

Craftsman



Spanish



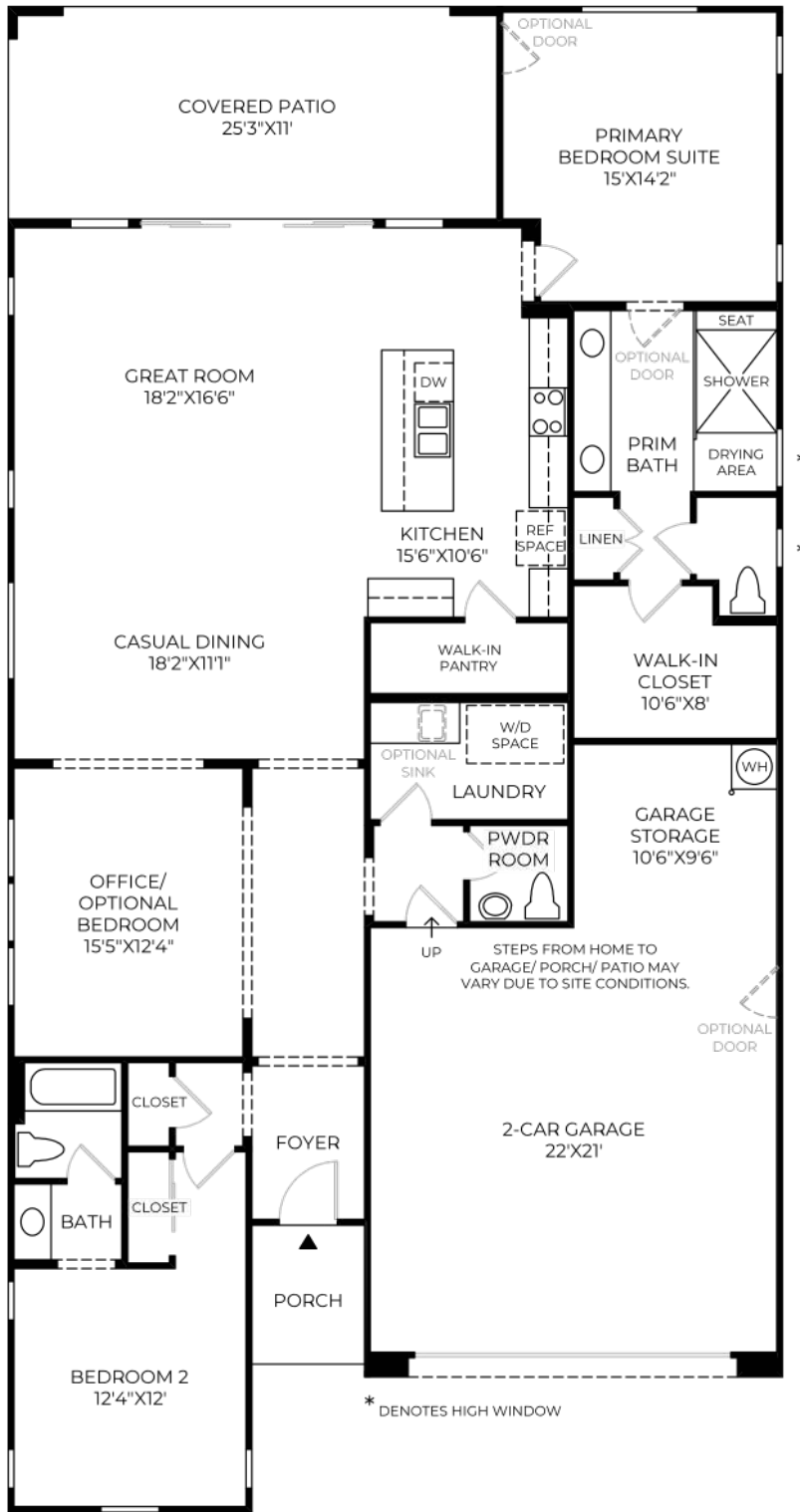
Farmhouse



Prairie



POTOMAC FLOOR PLAN



9' CEILING HEIGHT

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CARLYLE

Superior deluxe living. The Carlyle's inviting covered porch and entry flow into the welcoming foyer hallway, revealing views to the spacious great room, casual dining area, and desirable large covered patio beyond. The well-equipped gourmet kitchen is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, and generous walk-in pantry. The gracious primary bedroom suite is complete with a gigantic walk-in closet and spa-like primary bath with dual-sink vanity, large luxe shower, and private water closet. Secondary bedrooms feature sizable closets, one with private bath, two with shared hall bath. Additional highlights include a versatile office off the foyer, convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Great room, casual dining area, and covered patio are adjacent to the gourmet kitchen, ideal for indoor and outdoor entertaining
- Gracious primary bedroom suite features gigantic walk-in closet and spa-like primary bath
- Desirable office near front of home offers versatile living and entertaining options

Craftsman



Spanish



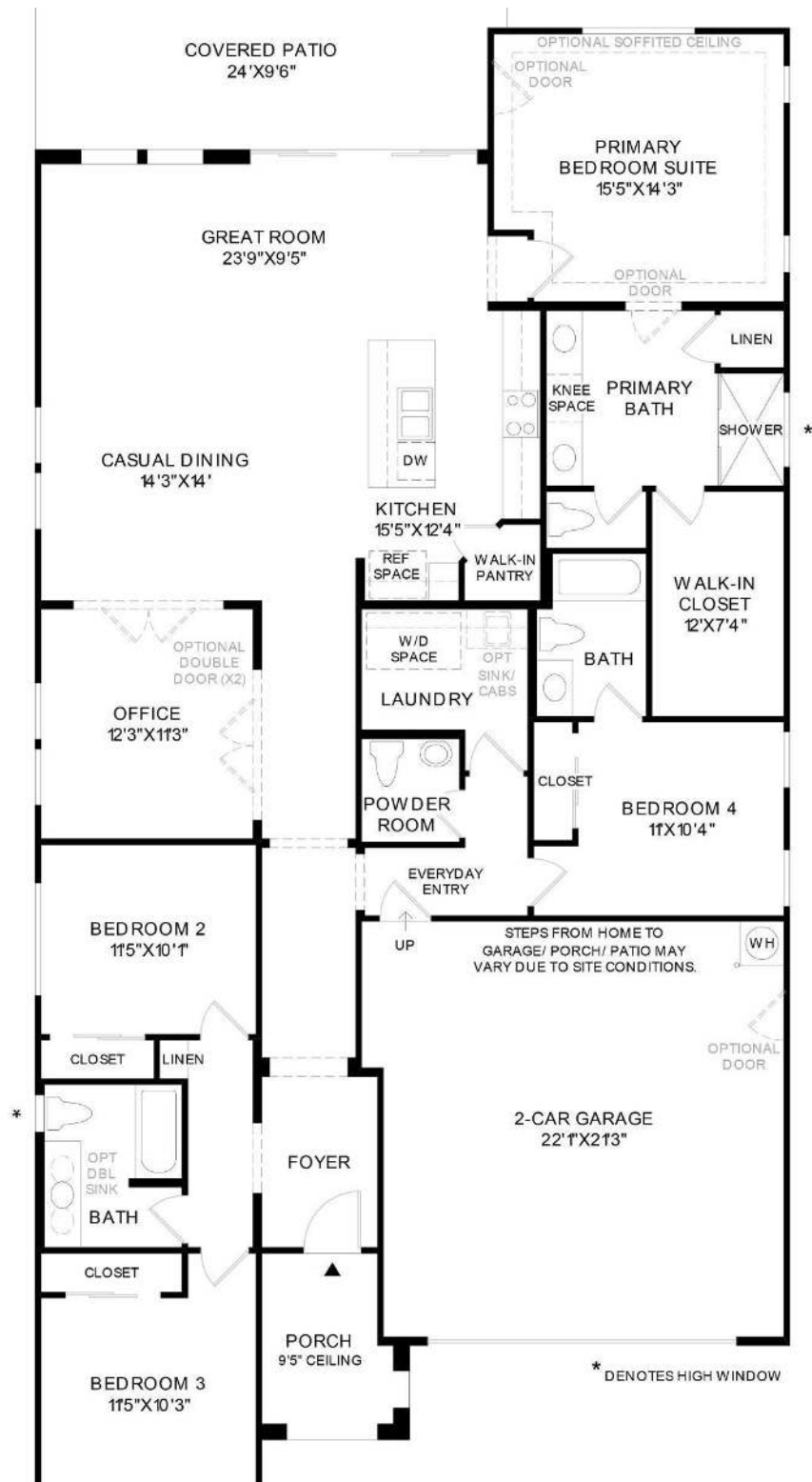
Farmhouse



Prairie



CARLYLE FLOOR PLAN



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WESTOVER

Urban elegance. The Westover's inviting extended covered entry and welcoming foyer with soffited ceiling open onto the spacious great room, casual dining area, and desirable covered patio beyond. The well-designed kitchen is complete with a large center island with breakfast bar, plenty of counter and cabinet space, and ample walk-in pantry. The serene first floor primary bedroom suite is enhanced by a sizable walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, and private water closet. Secluded on the second floor, secondary bedrooms feature roomy closets and shared full hall bath, and overlook a generous bonus room. Additional highlights include a versatile office off the foyer, convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Open concept living space
- Primary bedroom suite with walk-in closet and private primary bath
- Secondary bedrooms off the generous bonus room, secluded office and convenient powder room

Craftsman



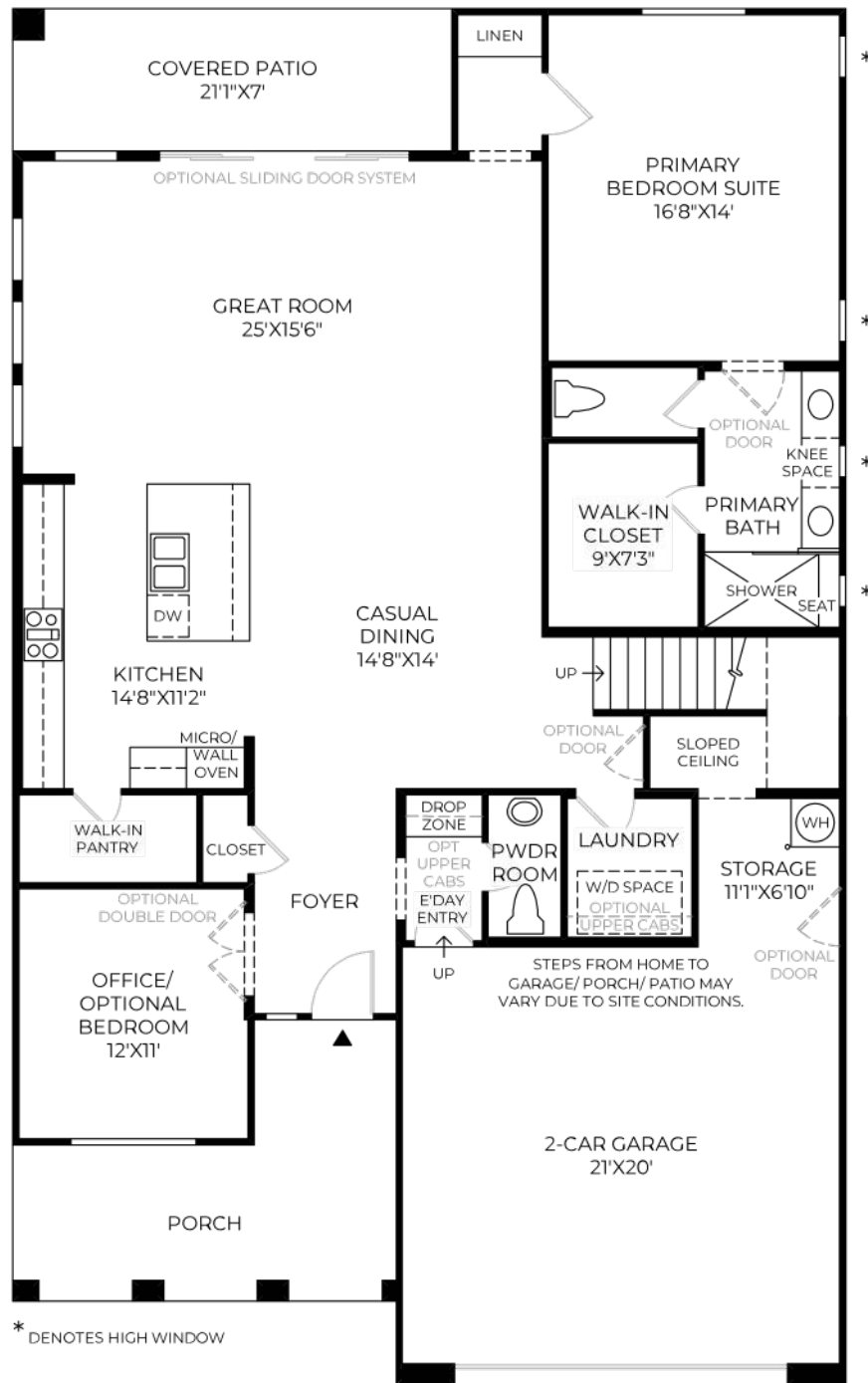
Farmhouse



Spanish



WESTOVER FLOOR PLAN



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KINGSMILL

Thoughtfully designed luxury. The Kingsmill's welcoming extended covered porch and entry flow into the inviting foyer hallway, opening to the spacious great room, casual dining area, and desirable large covered patio beyond. The well-equipped gourmet kitchen is enhanced by a large center island with breakfast bar, plenty of counter and cabinet space, and sizable walk-in pantry. The marvelous primary bedroom suite is highlighted by a huge walk-in closet and spa-like primary bath with dual-sink vanity, large luxe shower, and private water closet. Secluded on the second floor and central to a generous loft, the secondary bedrooms feature ample closets, one with private bath, two with shared hall bath with linen storage and separate vanity area. Additional highlights include a versatile office off the foyer, convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Great room, casual dining area, and covered patio are convenient to the gourmet kitchen, great for all-weather entertaining
- Marvelous primary bedroom suite features huge walk-in closet and spa-like primary bath
- Generous office off the foyer provides versatile living and entertaining options

Craftsman



Farmhouse

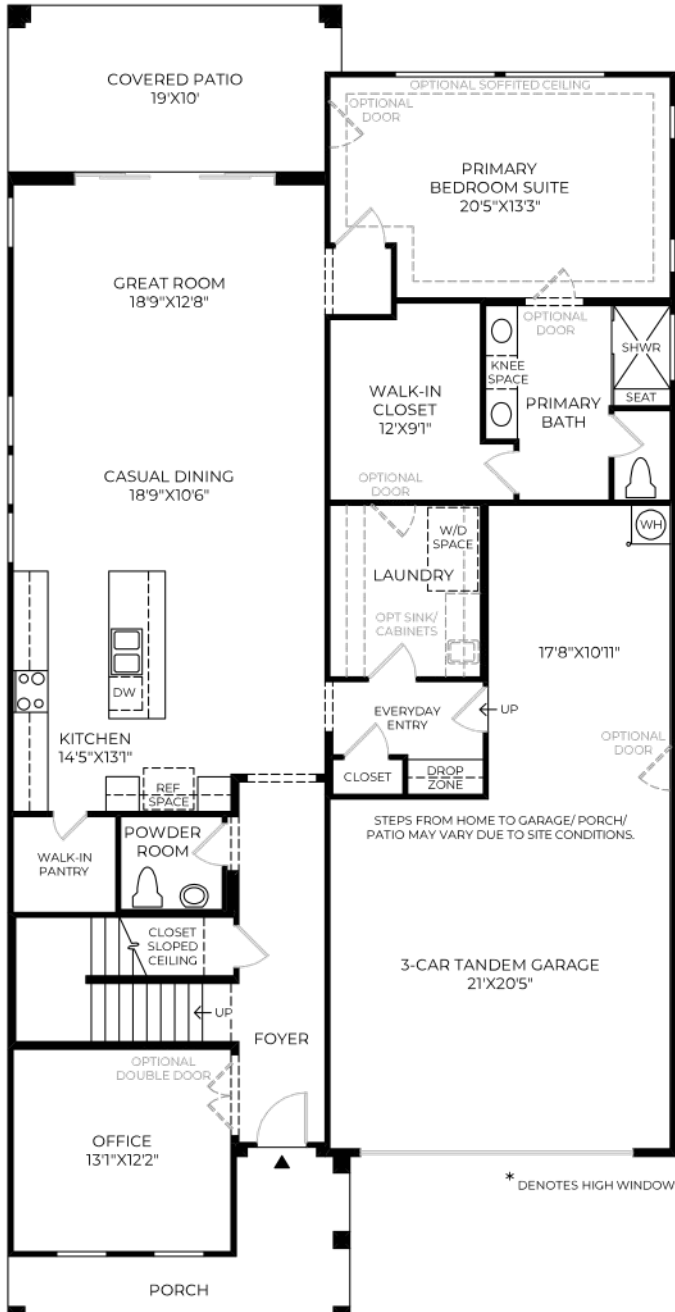


Spanish



KINGSMILL FLOOR PLAN

Plan First Floor



SECOND FLOOR



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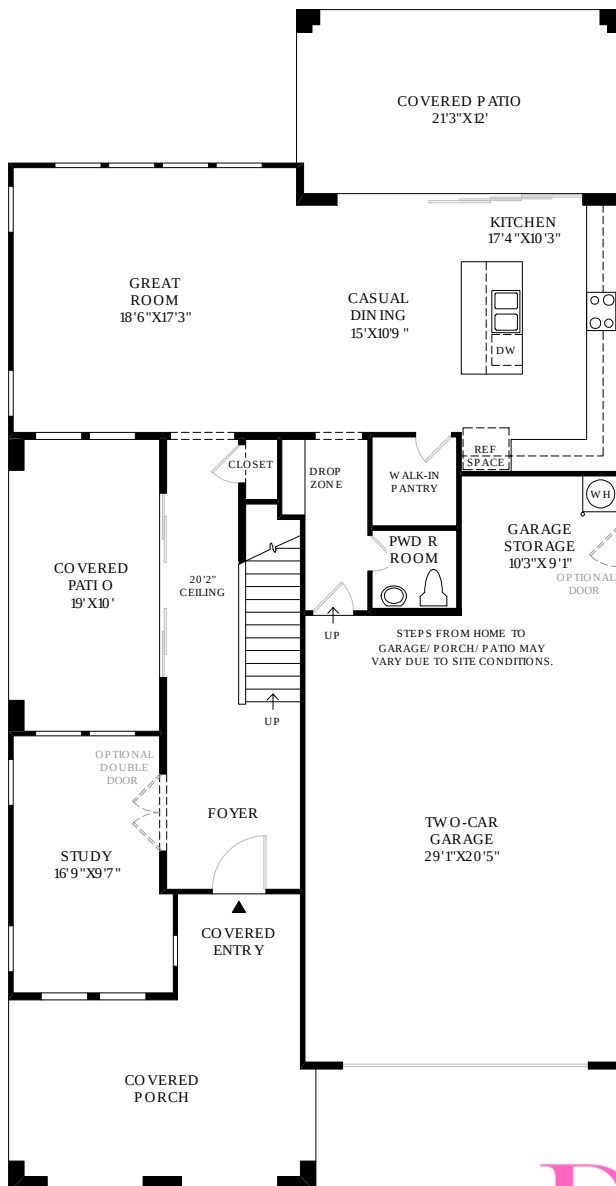
PENROSE SPANISH

This beautiful home was crafted for the way you live. The inviting entry features elegant light fixtures and vaulted ceilings that immediately makes you feel at home. The open-concept kitchen flows effortlessly into the great room and dining room, making this floor plan ideal for entertaining. This home is a must see— schedule a tour today!

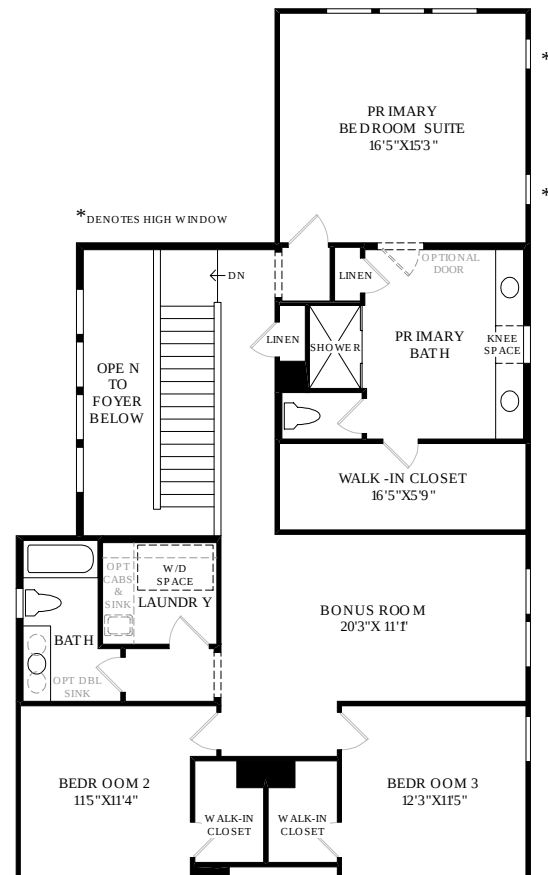
Home design highlights

- The oversized kitchen island is the perfect centerpiece for entertaining Premier finishing options allows you to create the home you've always dreamed of
- The covered porch is ideal for outdoor entertaining
- Contemporary neutral paint colors throughout makes this home ready for you to add your personal touches

FIRST FLOOR



SECOND FLOOR





Sterling Grove - Concord Collection

	55+	Square Feet	Bedroom	Bathroom	Stories	Garage
Skybrook	X	2,354+	2-4	2	1	2-3
Matthewst	X	2,489+	3	3	1	3
Eastwood	X	2,749+	4-5	3-4	1	2
Overbrook		3,249+	4-5	4	2	3
Ballantyne		3,741+	4-6	2-3	2	2-3

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SKYBROOK

Urban luxe design. The Skybrook's inviting covered entry and welcoming extended foyer reveal a generous office and views to the expansive great room, casual dining area, and desirable covered patio beyond. The well-equipped kitchen is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, and enormous walk-in pantry. The gorgeous primary bedroom suite is enhanced by a huge walk-in closet and spa-like primary bath with dual-sink vanity, large luxe glass-enclosed shower with seat, linen storage, and private water closet. The secluded secondary bedroom off the foyer features a walk-in closet and shared full hall bath. Additional highlights include a convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Open concept living space, perfect for entertaining family and friends
- Primary bedroom suite with luxe primary bath and large walk-in closet
- Study, secondary bedroom, powder room and convenient laundry

Craftsman



Spanish



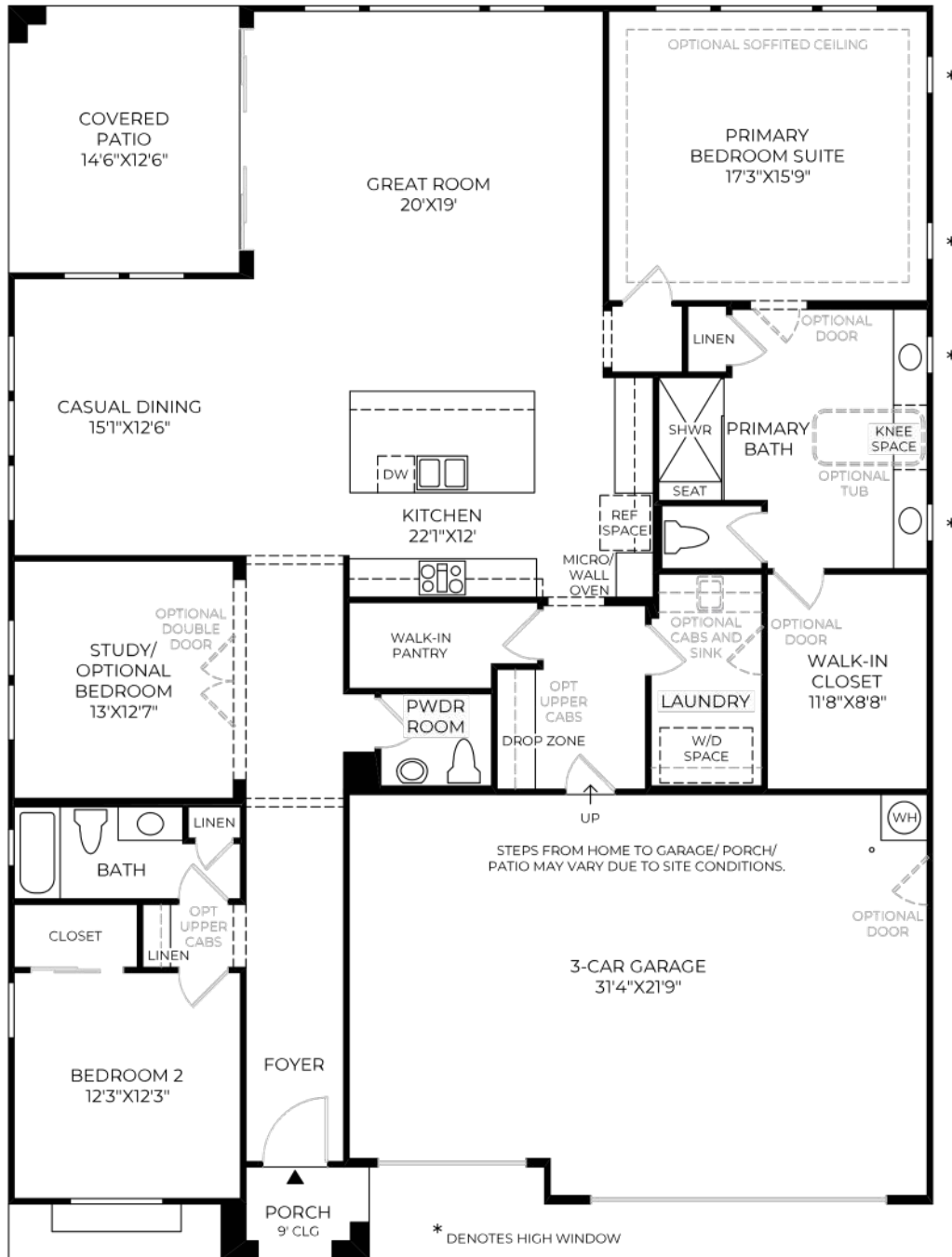
Farmhouse



Prairie



SKYBROOK FLOOR PLAN



10' CEILING HEIGHT



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MATTHEWS

Deluxe contemporary family living. The Matthews' inviting covered entry and welcoming foyer open onto a bright office, and to views of the spacious great room, casual dining area, and desirable covered patio beyond. The well-designed kitchen is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and ample pantry. The secluded primary bedroom suite is enhanced by a generous walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat and drying area, and private water closet. Secondary bedrooms feature roomy closets and private full baths. Additional highlights include a convenient powder room and drop zone, centrally located laundry, and sizable storage space off the foyer.

Home design highlights

- Open concept living space
- Primary bedroom suite with large walk-in closet and private primary bath
- Study, secondary bedrooms with private baths, powder room, and convenient laundry

Craftsman



Spanish



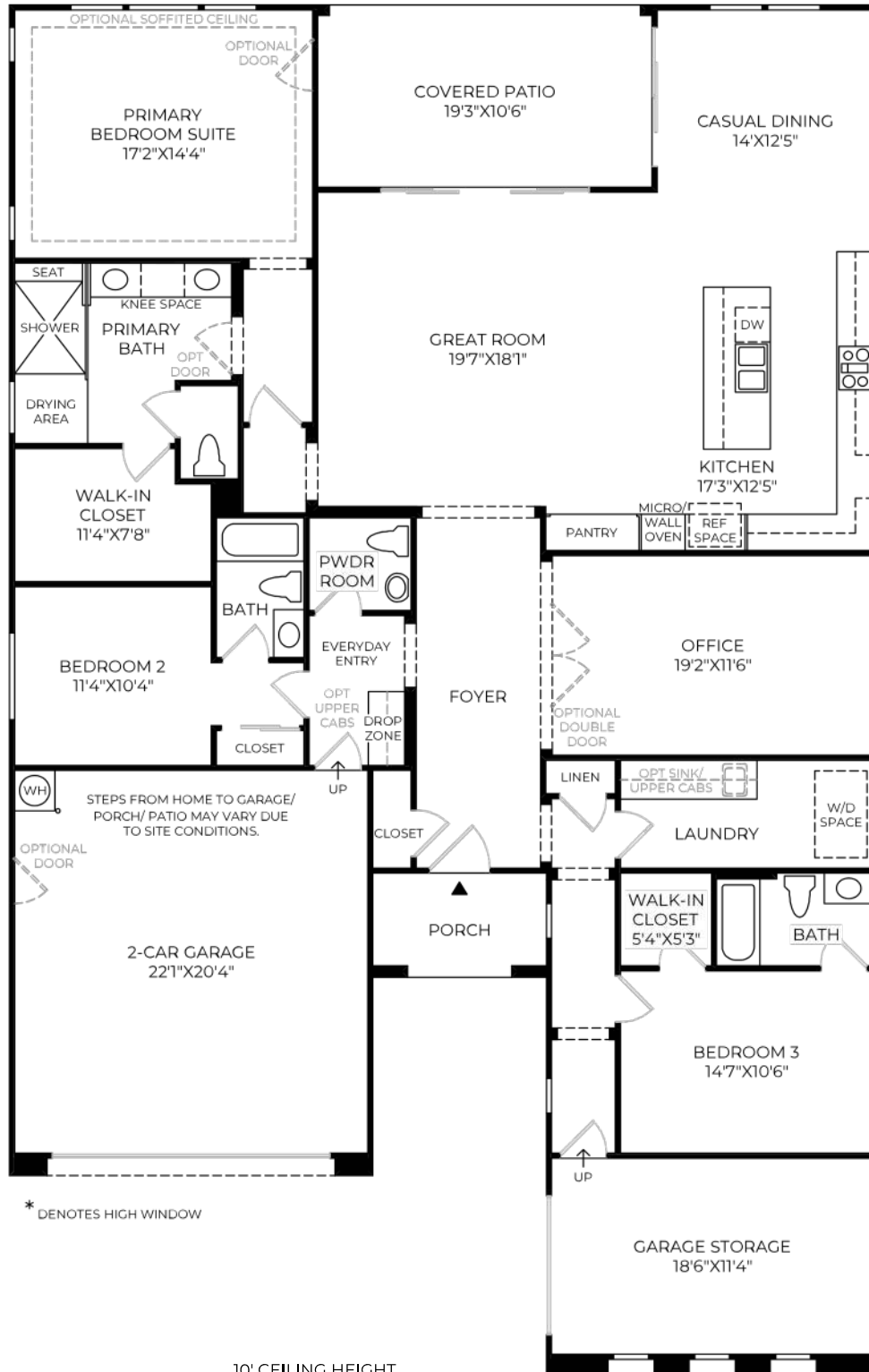
Farmhouse



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Matthews Floor Plan



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EASTWOOD

Deluxe style touches. The Eastwood's inviting covered porch and entry open onto the welcoming foyer hallway, flowing past a bright flex room to the spacious great room, casual dining area, and desirable large covered patio beyond. The well-designed gourmet kitchen is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and massive walk-in pantry. The impressive primary bedroom suite is enhanced by an enormous walk-in closet and spa-like primary bath with dual-sink vanity, large luxe shower with seat, and private water closet. Secondary bedrooms feature sizable closets, one with private bath, two with shared bath with separate vanity area. Additional highlights include a convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Gourmet kitchen is central to the main living areas and covered patio, perfect for indoor and outdoor entertaining
- Impressive primary bedroom suite features enormous walk-in closet and spa-like primary bath
- Desirable flex room near front of home offers versatile living and entertaining options

Craftsman



Spanish



Farmhouse



Prairie



CASUAL DINING
13'9"X13'

COVERED PATIO
19'X10'

OPTIONAL SOFFITED CEILING

PRIMARY
BEDROOM SUITE
16'5"X15'4"

GREAT ROOM
20'2"X18'

KITCHEN
16'8"X13'7"

DW

MICRO/
WALL
OVEN

REF
SPACE

WALK-IN PANTRY

CLOSET

FLEX ROOM/
OPTIONAL
BEDROOM
14'1"X12'1"

BEDROOM 3
12'1"X11'5"

CLOSET

BEDROOM 2
12'3"X12'1"

CLOSET

FOYER

COVERED PORCH

LAUNDRY

W/D
SPACE

OPTIONAL
CABINETS

DROP
ZONE

UP

POWDER
ROOM

BATH

CLOSET

WALK-IN CLOSET
15'5"X7'

BEDROOM 4
12'4"X11'3"

SHOWER

SEAT

PRIMARY
BATH

OPTIONAL
DOOR

KNEE
SPACE

OPTIONAL
TUB

STEPS FROM HOME TO GARAGE/ PORCH/
PATIO MAY VARY DUE TO SITE CONDITIONS.

GARAGE
STORAGE
20'8"X9'2"

TWO-CAR GARAGE
22'X20'3"

OPTIONAL
DOOR

OPT
SINK

BATH

* DENOTES HIGH WINDOW

10' CEILING HEIGHT



OVERBROOK

Spacious style appointments. The Overbrook's welcoming covered porch and stunning two-story foyer open onto the soaring great room and casual dining area with wraparound covered patio. The well-designed gourmet kitchen is complete with a large center island with breakfast bar, plenty of counter and cabinet space, and gigantic walk-in pantry. The charming primary bedroom suite is highlighted by an expansive walk-in closet and spa-like primary bath with dual-sink vanity, large luxe shower with seat, and private water closet. Central to a generous loft, secondary bedrooms feature roomy closets, one with private bath, the other with shared hall bath. Additional highlights include a convenient powder room and everyday entry, centrally located laundry, and additional storage.

Home design highlights

- Gourmet kitchen overlooks the great room, casual dining area, and wraparound covered patio, ideal for indoor and outdoor entertaining
- Charming primary bedroom suite features expansive walk-in closet and spa-like primary bath
- Generous loft provides versatile living and entertaining options

Craftsman



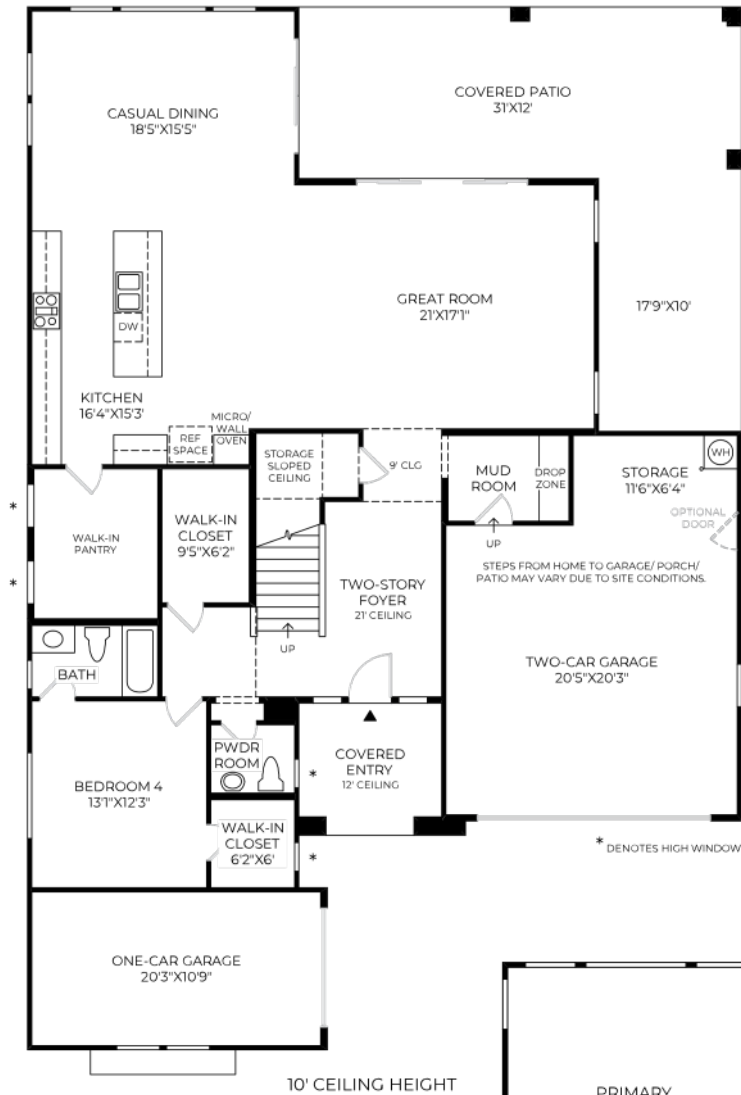
Farmhouse



Spanish



Overbrook Floor Plan First Floor



Second Floor



Deah Hendriks

Ballantyne

Deluxe urban family design. The Ballantyne's inviting covered entry and welcoming extended foyer reveal a spacious office and views to the expansive great room, casual dining area, and desirable covered patio beyond. The well-equipped kitchen is complete with a large center island with breakfast bar, plenty of counter and cabinet space, and huge walk-in pantry. The elegant primary bedroom suite is highlighted by an ample walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, linen storage, and private water closet. Secluded on the second floor overlooking an enormous flex room, secondary bedrooms feature walk-in closets, two with Jack-and-Jill bath, one with shared full hall bath. Additional highlights include a convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Large office off of main foyer
- Stylish primary bath with large walk-in closet
- Huge gameroom centrally located to the secondary bedrooms

Craftsman



Spanish



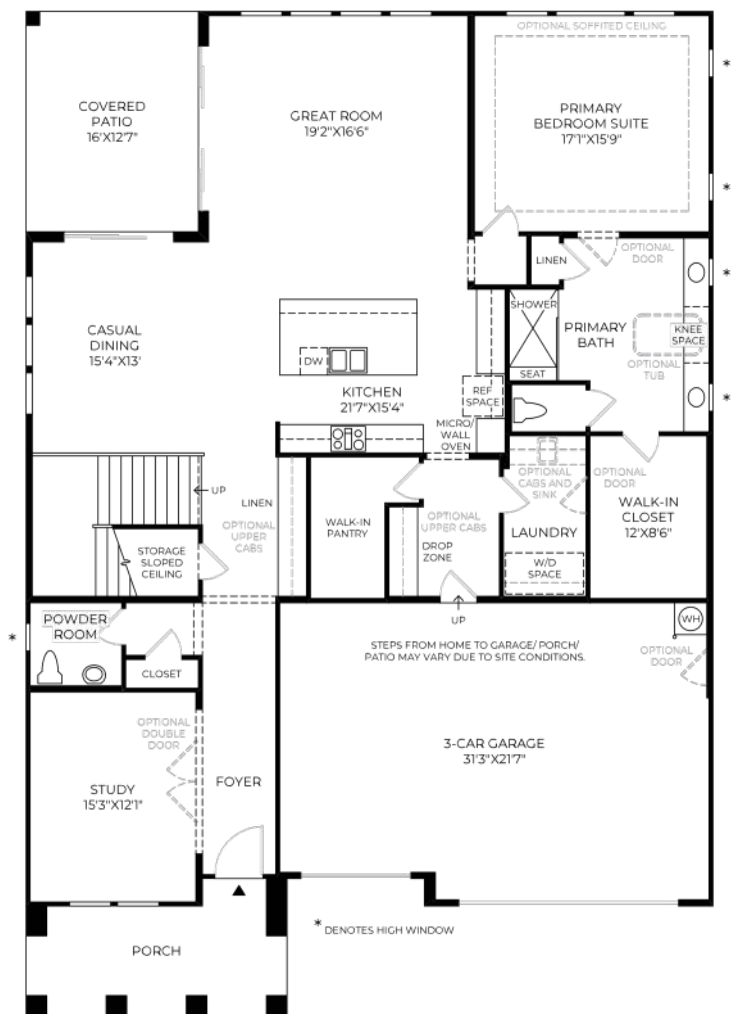
Farmhouse



Prairie

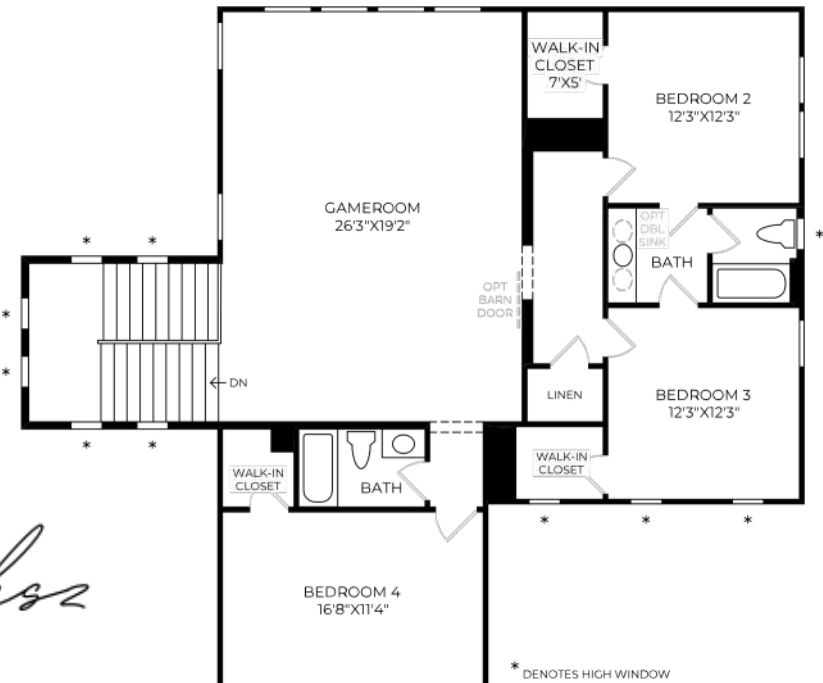


Ballantyne Floor Plan First Floor



Second Floor

10' CEILING HEIGHT



9' CEILING HEIGHT



Sterling Grove - Sonoma Collection

	55+	Square Feet	Bedroom	Bathroom	Stories	Garage
Carmet	X	2,200+	2-3	2-3	1	2
Bodega		2,457+	2-3	2-3	1	2
St Helena	X	2,656+	2-4	2-4	1	3
Calistoga	X	2,730+	3-4	3	1	3
Ruthford	X	2,922+	3	3	1	2
Graton	X	2,369+	3	2	1	3
Kenwood	X	4,197+	5-6	3-4	2	3
Midwood	X	1,913+	3	3	1	2

Floor plans & other information shown may not be accurate. All dimensions & square footage numbers shown are approximate.

CARNET

With a versatile collection of luxury living spaces in a desirable single-level floor plan, the Carnet is the perfect setting for your desired lifestyle. A bright foyer and flex room present incredible views of the open concept great room and casual dining area, complete with an expansive covered patio. Complementing the wonderfully designed kitchen is a large center island with breakfast bar, plenty of counter and cabinet space, and a sizable walk-in pantry. The gorgeous primary bedroom suite is defined by an impressive walk-in closet and serene primary bath with dual-sink vanity, a large luxe shower with seat, and a private water closet. The secondary bedroom can be found off the foyer, featuring a walk-in closet and a private bath. Additional highlights include easily accessible laundry off the everyday entry with drop zone, and ample additional storage.

Home design highlights

- The perfect layout for entertaining with kitchen being convenient to the great room, casual dining area, and outdoor covered patio
- Gorgeous primary bedroom suite features an impressive walk-in closet and a serene primary bath
- Sizable flex room and outdoor covered patio offer versatile living and entertaining options

Craftsman



Spanish



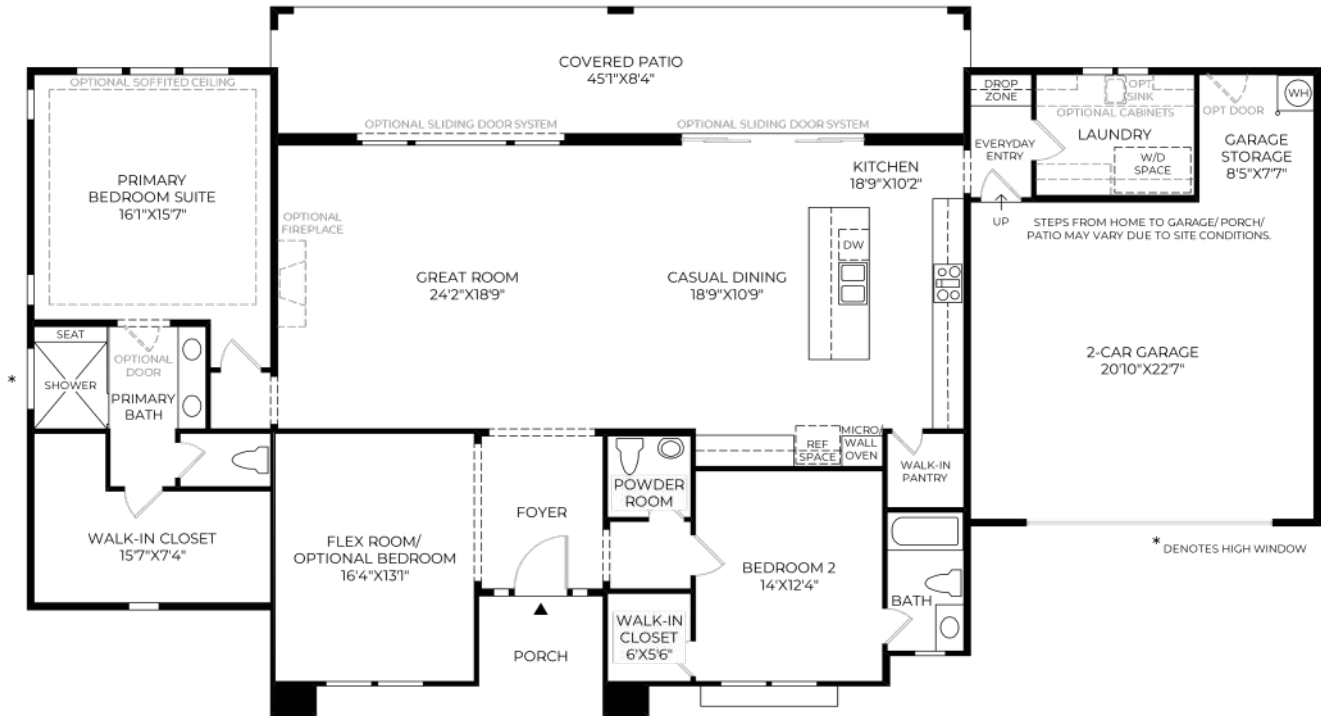
Farmhouse



Prairie



Carnet Floor Plan



10' CEILING HEIGHT



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BODEGA

The expertly designed Bodega features an elegant blend of luxury and charm. An impressive great room with an expansive covered patio is the Bodega's focal point, adjacent to a cozy casual dining area that overlooks the well crafted kitchen, complemented by a large center island with breakfast bar, ample counter and cabinet space, and a roomy walk-in pantry. Highlighting the private primary bedroom suite is a generous walk-in closet and a beautiful primary bath complete with dual vanities, a large luxe shower with seat, and a private water closet. The secondary bedroom features a sizable closet and a private bath. An ample flex room is conveniently located off the great room with additional features including easily accessible laundry, an everyday entry with drop zone, and additional storage throughout.

Home design highlights

- Great room, casual dining area, and covered patio are accessible to the kitchen, great for entertaining
- Lovely primary bedroom suite features an expansive walk-in closet and a beautiful primary bath
- Great living and entertaining opportunities provided by an ample flex room and expansive patio

Craftsman



Spanish



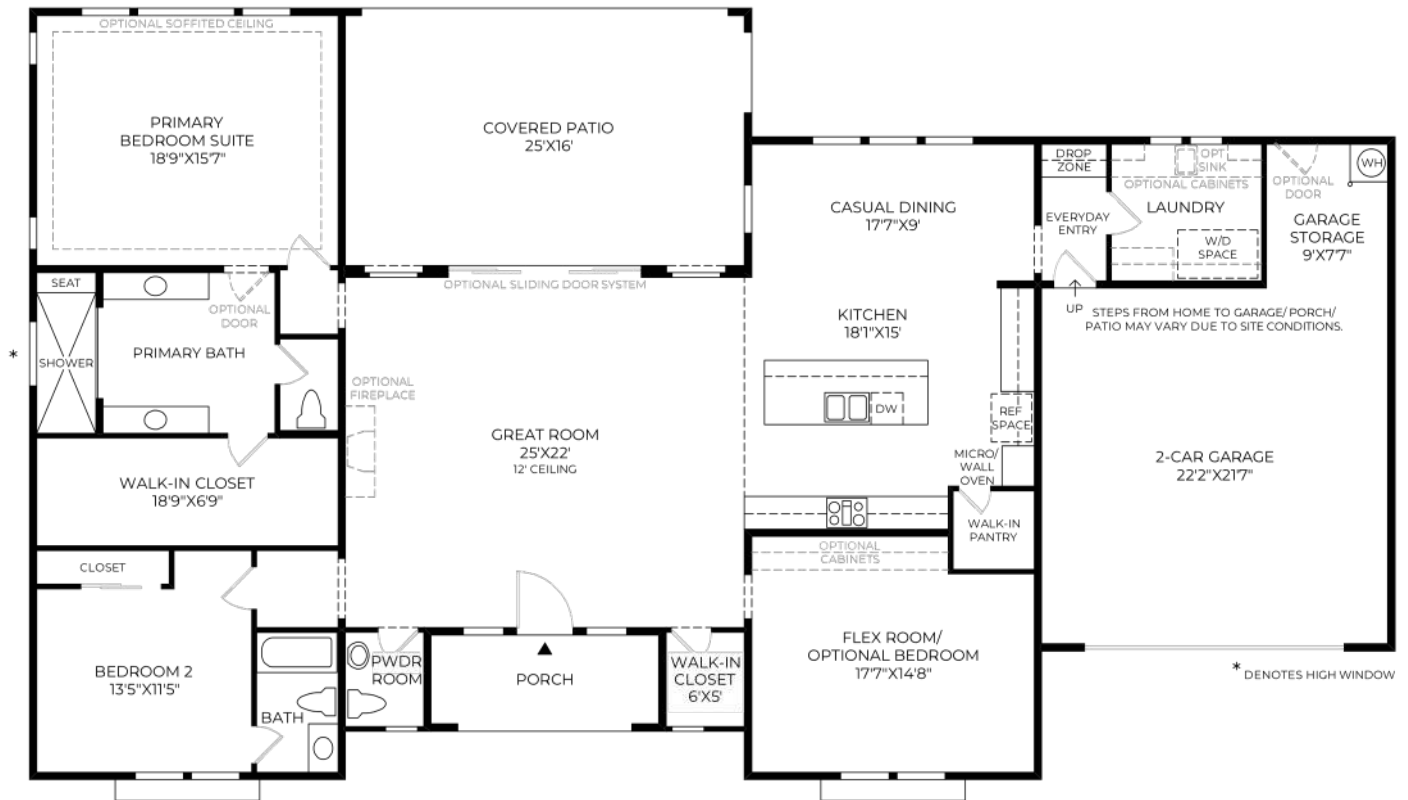
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Prairie



Bodega Floor Plan



10' CEILING HEIGHT



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ST HELENA

Luxurious family appointments. The St. Helena's stunning covered porch and entry flow into the spacious foyer flanked by a bright office and lovely formal dining room, revealing views of the expansive great room and desirable covered patio beyond. The well-designed kitchen is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, huge walk-in pantry, thoughtful desk area, and butler pantry access to the dining room. The serene primary bedroom suite is enhanced by a sizable walk-in closet and deluxe primary bath with dual vanities, large soaking tub, luxe glass-enclosed shower with seat, linen storage, and private water closet. The ample secondary bedroom features a walk-in closet and private full bath. Additional highlights include a convenient powder room, centrally located laundry, and additional storage throughout.

Home design highlights

- Stunning primary bedroom suite with spa-like primary bath and large walk-in closet
- Expansive sliding glass doors open the home to the generous rear covered patio
- Convenient butler pantry allows for discrete access from kitchen to dining

Craftsman



Spanish



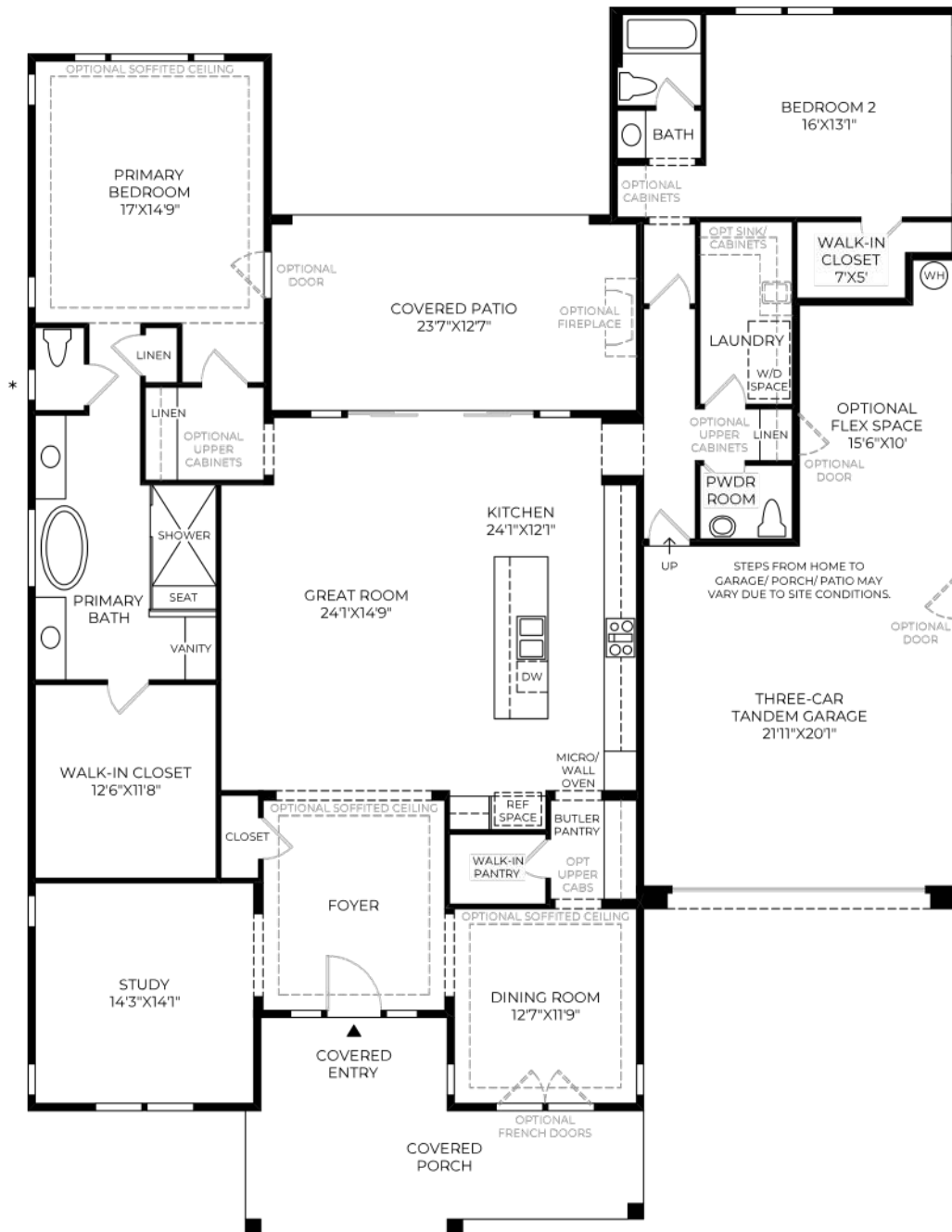
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St Helena Floor Plan



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CALISTOGA

Luxurious touches for the modern family. The Calistoga's welcoming covered entry and inviting foyer reveal the expansive great room and casual dining area with cathedral ceiling, and a view of the desirable large covered patio beyond. The well-designed kitchen is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and ample walk-in pantry. The stunning primary bedroom suite is highlighted by a sizable walk-in closet and spa-like primary bath with dual-sink vanity, luxe glass-enclosed shower with seat, and private water closet. Secondary bedrooms feature generous closets, one with shared full hall bath with separate vanity and linen storage area, one with private full bath. Additional highlights include a secluded office, convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Bright and open layout with impressive volume ceiling
- Secluded office
- Generous rear covered patio ideal for entertaining

Prairie



Farmhouse

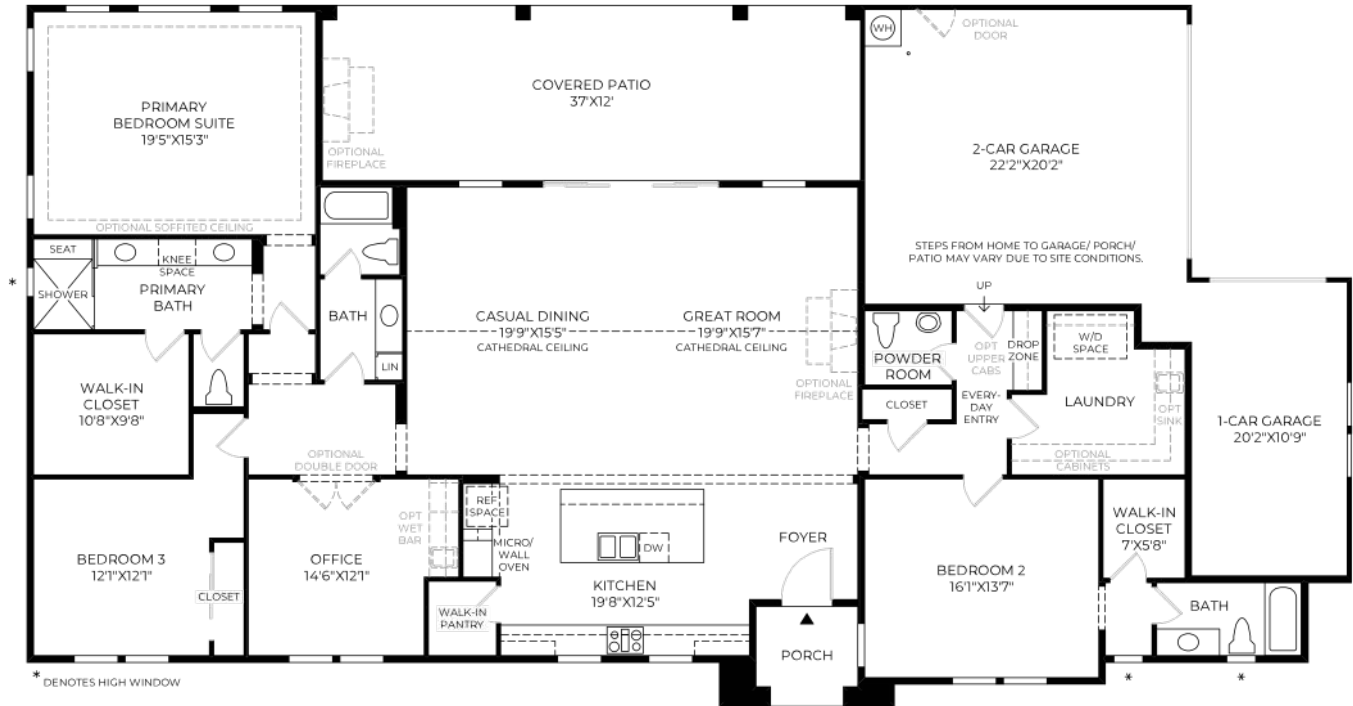


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CALISTOGA FLOOR PLAN



10' CEILING HEIGHT



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RUTHERFORD

Luxury family style. The Rutherford's impressive front courtyard, inviting covered entry, and welcoming foyer open onto the beautiful formal dining room and expansive great room, with a view of the desirable covered patio beyond. The well-designed kitchen overlooks a bright casual dining area and is equipped with a large center island with breakfast bar, ample counter and cabinet space, and sizable walk-in pantry. The elegant primary bedroom suite is complete with a massive walk-in closet and deluxe primary bath with dual-sink vanity, large soaking tub, luxe glass-enclosed shower with seat, linen storage, and private water closet. Secondary bedrooms feature walk-in closets and private full baths. Additional highlights include a convenient powder room and drop zone, centrally located laundry, and additional storage throughout.

Home design highlights

- Impressive courtyard entry greets guests
- Clear line of sight out through an expansive sliding door system upon arrival
- Gorgeous primary bath with spa-like accommodations

Craftsman



Spanish



Farmhouse



Prairie



RUTHERFORD FLOOR PLAN



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KENWOOD

Expansive deluxe family living. The Kenwood's impressive covered entry and two-story foyer reveal a bright office with private patio access, and views to the spacious great room and enormous covered patio beyond. The well-equipped kitchen overlooks a generous casual dining area with covered patio access, and is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, ample walk-in pantry, and thoughtful workspace. The stunning first floor primary bedroom suite is complete with a palatial walk-in closet and deluxe primary bath with dual-sink vanity, large soaking tub, luxe glass-enclosed shower with seat, and private water closet. Sizable secondary bedrooms feature walk-in closets, two with shared full hall bath, two with Jack-and-Jill bath; and are central to a gigantic loft. Additional highlights include a convenient powder room and drop zone, centrally located laundry, and plenty of additional storage.

Home design highlights

- Well-designed kitchen with large center island overlooks the great room and casual dining
- Primary bedroom suite with luxe primary bath and large walk-in closet
- Secondary bedrooms off the enormous loft, secluded office, and convenient laundry

Craftsman



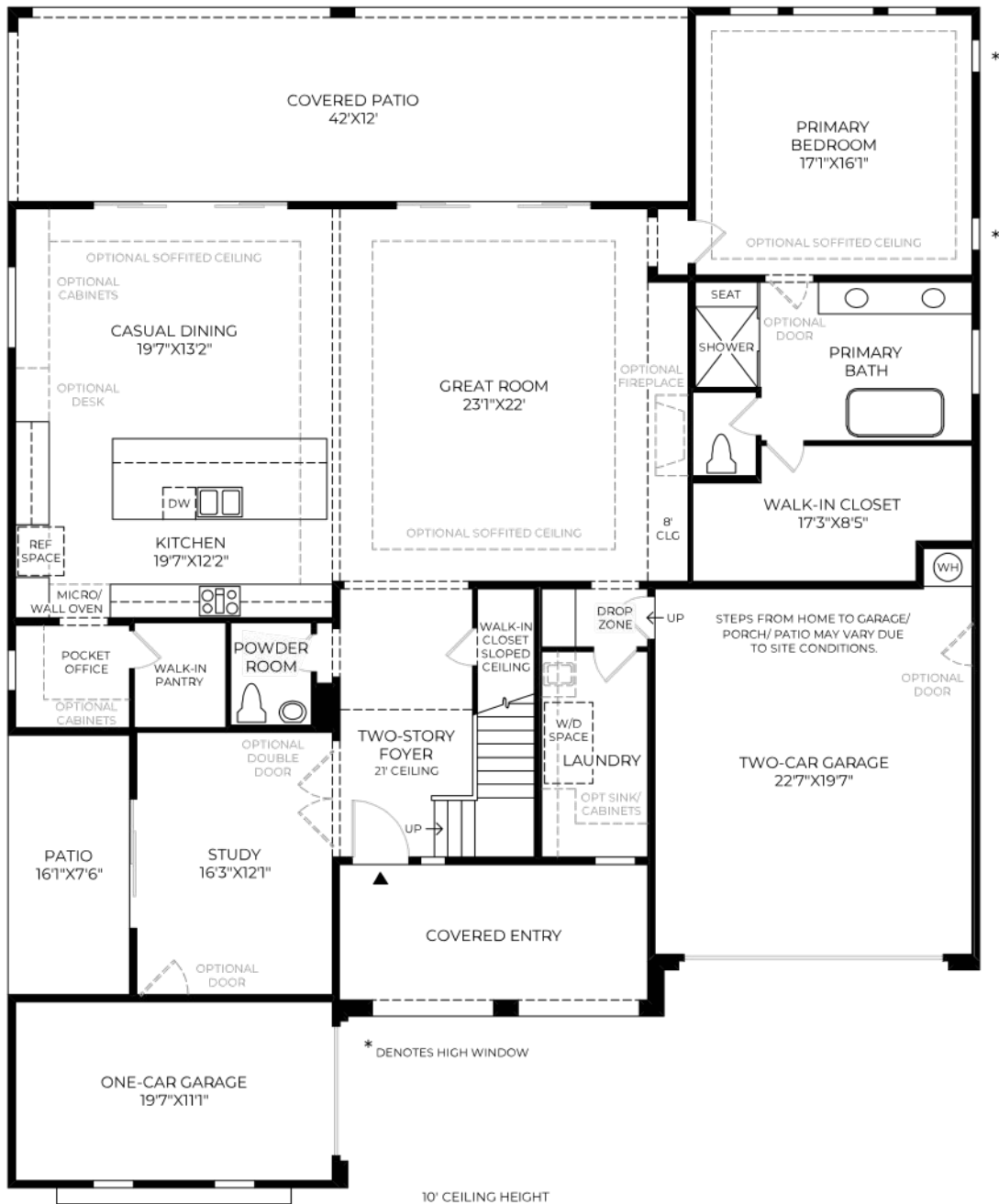
Farmhouse



Spanish



Kenwood Floor Plan



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Sterling Grove - Pasadena Collection

	Square Feet	Bedroom	Bathroom	Stories	Garage
Hastings	3,460+	3-4	4-5	1	3-4
Rosemea	3,579+		4-5	1	4
Markham	4,126+	4*5	4-5	1	3

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HASTINGS

Luxurious family living. The Hastings' impressive gated private front courtyard flows into the welcoming entry and foyer, revealing the expansive great room with access to both the desirable front covered porch and large rear covered patio. The well-equipped kitchen overlooks a bright casual dining area, and is complete with a large center island with breakfast bar, plenty of counter and cabinet space, and massive walk-in pantry. The splendid primary bedroom suite is enhanced by an enormous walk-in closet and spa-like primary bath with dual-sink vanity, large luxe glass-enclosed shower with seat and drying area, linen storage, private water closet, and private covered patio access. Secondary bedrooms feature walk-in closets and private full baths. Additional highlights include a versatile office off the foyer with courtyard access, convenient powder room and drop zone, centrally located laundry, and additional storage.

Home design highlights

- Stunning courtyard entry welcomes guests
- Bright and open great room with elevated ceiling
- Expansive primary bedroom suite with sitting area, spa-like primary bath, and accommodating walk-in closet

Ranch



Spanish



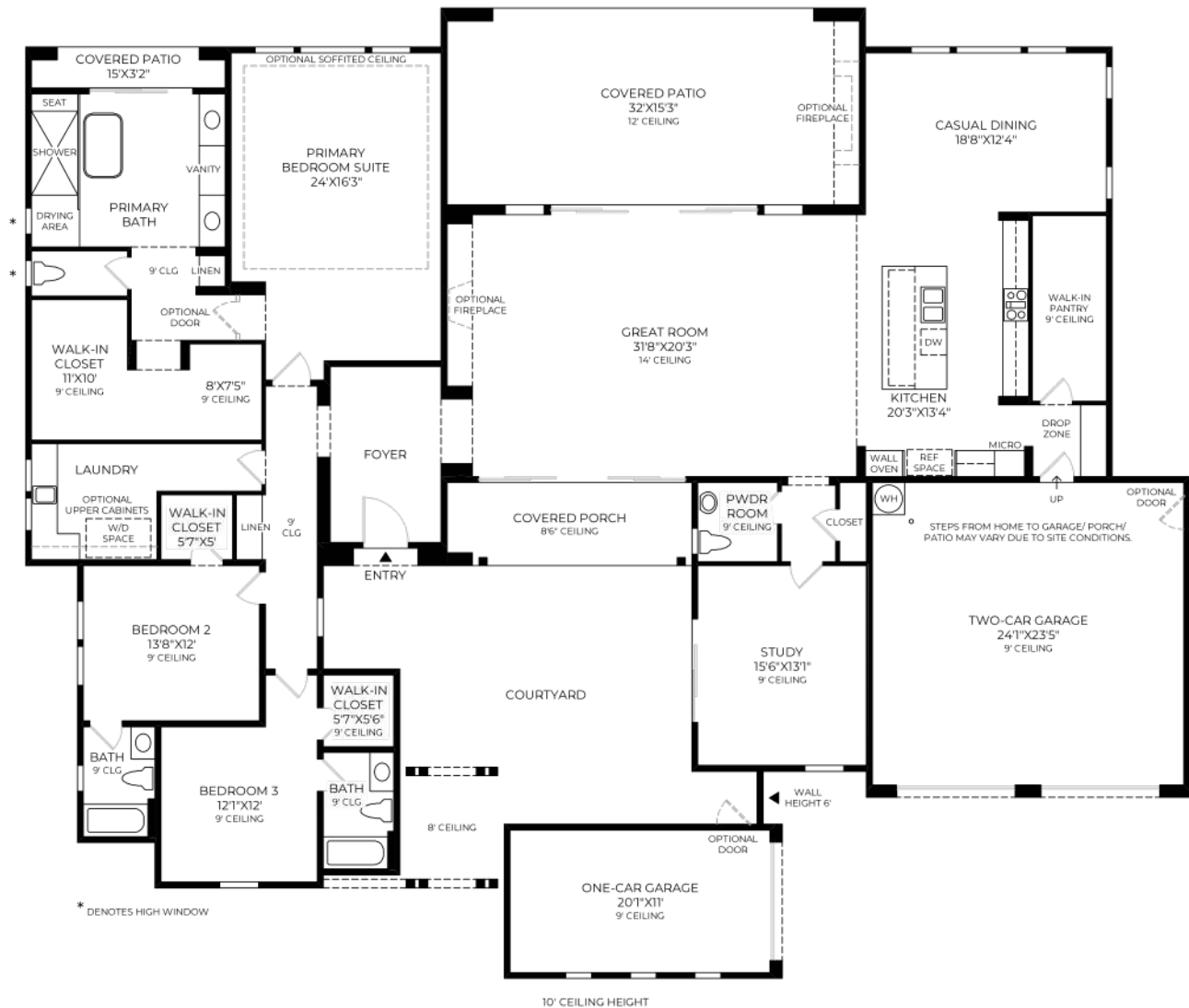
Farmhouse



Prairie



HASTINGS FLOOR PLAN



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ROSEMEAD

Sophisticated contemporary design. The Rosemead's inviting extended covered entry flows into the welcoming foyer, offering views of the expansive great room, bright casual dining area, and desirable covered patio beyond. The well-equipped kitchen is highlighted by a large center island with breakfast bar, plenty of counter and cabinet space, and generous walk-in pantry. The palatial primary bedroom suite is enhanced by a king-sized walk-in closet and spa-like primary bath with dual vanities, enormous luxe glass-enclosed shower with seat, linen storage, private water closet, and private covered patio access. Secondary bedrooms feature walk-in closets and private full baths. Additional highlights include a convenient powder room, centrally located laundry, and additional storage.

Home design highlights

- Elevated ceilings create a light and airy feel to the open plan great room
- Secluded secondary bedrooms each include a full bath and walk-in closet
- Stunning primary bedroom suite with impressive walk-in closet and luxurious primary bath

Ranch



Spanish



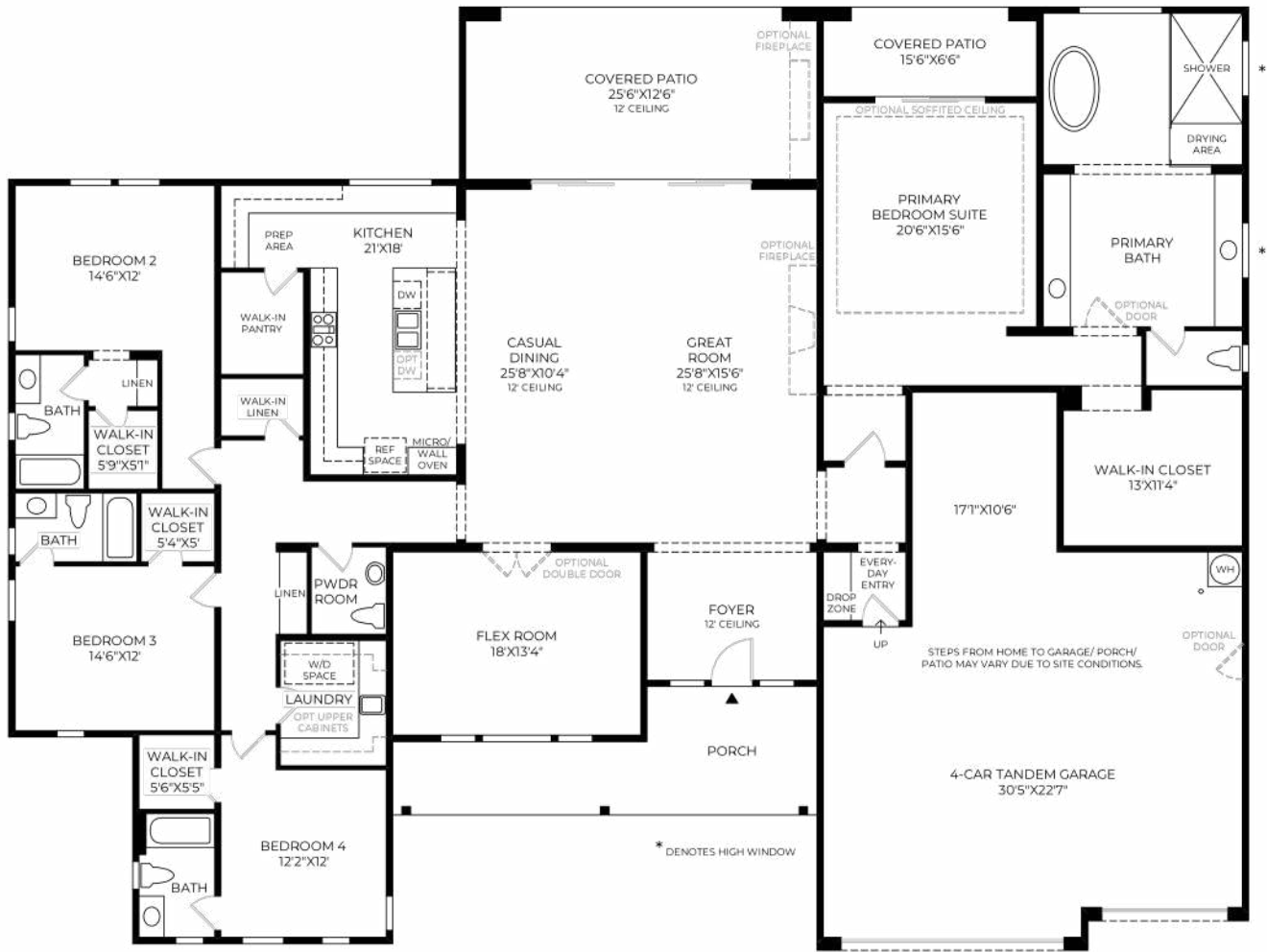
Farmhouse



Prairie



ROSEMEAD FLOOR PLAN



10' CEILING HEIGHT



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MARKHAM

The Markham's inspired design perfectly balances outstanding spaces for entertaining and relaxing retreats. The spacious foyer opens to a bright front flex room and an elegant dining room. Just beyond is a stunning great room with sliding doors leading out to the beautiful covered patio. Highlighting the well-appointed kitchen is a sizable casual dining area, a large center island with breakfast bar, ample counter and cabinet space, an adjacent workspace, and a generous walk-in pantry. Enhancing the impressive primary bedroom suite are dual walk-in closets and a palatial primary bath with dual vanities, a relaxing soaking tub, a luxe shower with seat, and a private water closet. Secondary bedrooms, one with a walk-in closet and two with sizable closets, feature private baths. Additional highlights include a versatile workspace off the kitchen, a convenient powder room off the foyer, easily-accessible laundry, an everyday entry with drop zone, and additional storage throughout.

Home design highlights

- Well-designed kitchen overlooks the stunning great room, dining room, casual dining area, and beautiful covered patio
- Impressive primary bedroom suite features dual walk-in closets and a palatial primary bath
- Ample flex room and sizable workspace offer versatile living and entertaining options

Ranch



Spanish



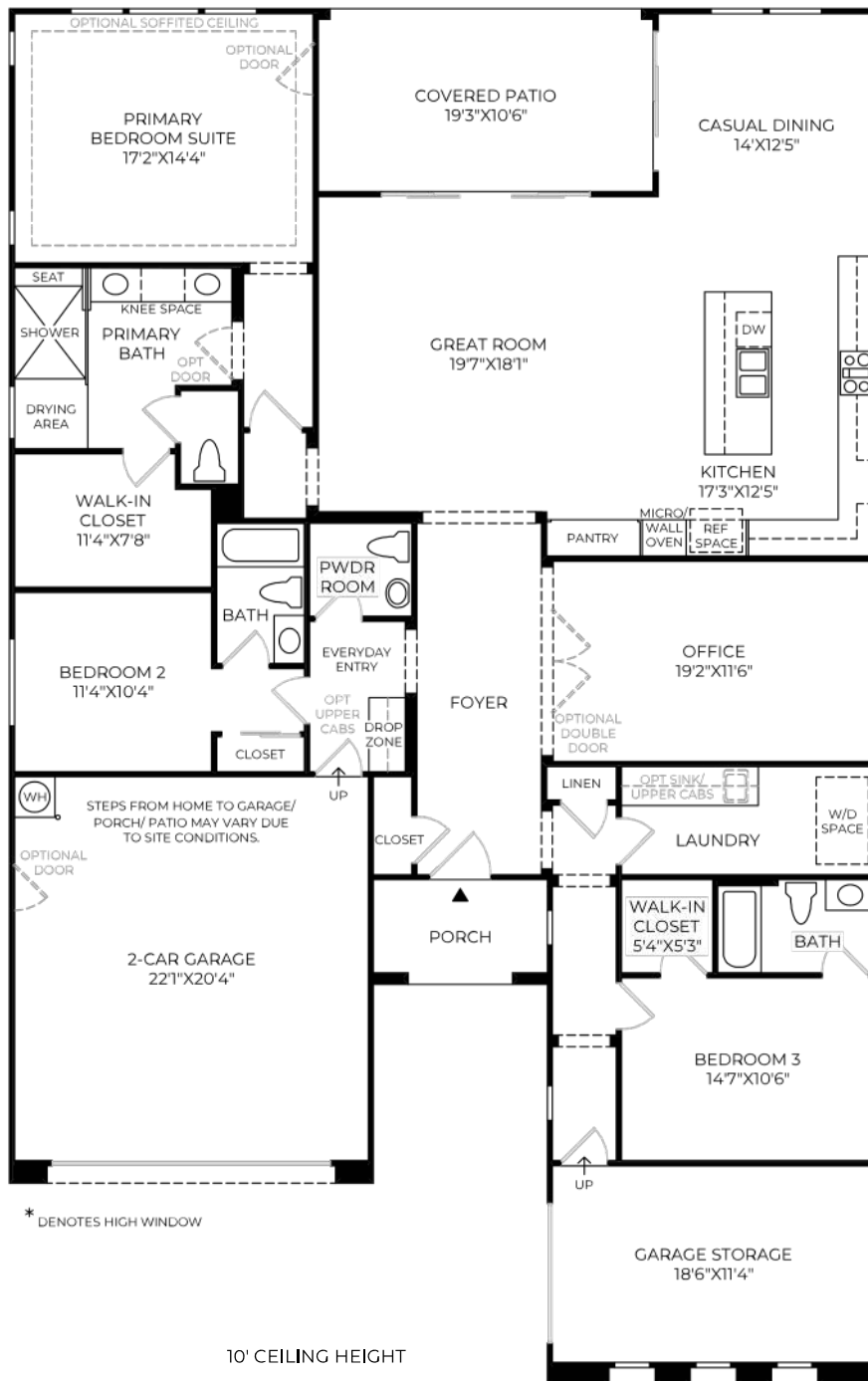
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MARKHAM FLOOR PLAN



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Let me show you what
Sterling Gove
has to offer



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