

GOLDEN STAR PROPERTIES

CUSTOM HOME BUILDER





Since 1979

As a family business, every home we build becomes a part of our legacy. We take pride in the fine detail and uncommon craftsmanship that make each of our custom homes unique. Our homes are built to stand the test of time.





'Our new home has completely exceeded our expectations! From the design stage through the construction process, the quality and communication was incredible. The showroom made such a difference in helping us visualize and plan our home. We made a great decision in building with you. Thank you for everything!'

-S. Tanner 2009





'Now that we've gotten "settled" into our dream home we feel compelled to thank you and your team for doing an excellent job with our house building project. Your team was always a pleasure to work with and always professionally responded to our inquiries. We can honestly say that the quality craftsmanship and your responsiveness to our questions or concerns simply exceeded our expectations. We absolutely LOVE our dream home! Thanks again!'

-J. Sinkler 2009

- ◆ We can build from your plans or use our in-house design team to draw your dream home
- ◆ Build on your lot or ours, if you do not own land, our sister company Corshelle Realty can help you find the perfect parcel
- ◆ Experienced in a variety of building methods including lumber, masonry, insulated concrete, and steel construction
- ◆ Visit our luxury showroom in Tucson to learn more!



\$125 Per Square Foot Custom Package

- ◆ Solid oversized 8 foot knotty alder front door
- ◆ 3 car garage with raised and insulated panels*
- ◆ 2x6 framing full sheer exterior walls
- ◆ Steel reinforced concrete
- ◆ Solid-core doors in bedrooms and bathrooms
- ◆ Double pane low-e lifetime guaranteed windows
- ◆ Covered patios for up to 10% living space
- ◆ R-30 / R-19 insulation
- ◆ All doors caulked from inside and out, specifically sealed to prevent water leaks
- ◆ Special termite treatment on lumber and soil
- ◆ Energy efficient construction
- ◆ Energy efficient double-domed skylights
- ◆ Ceiling fans in great room, and bedrooms
- ◆ 13 seer or better AC with zoned heating / cooling
- ◆ Vapor barrier waterproof membrane on all windows
- ◆ Granite slab or corian kitchen countertops
- ◆ Undermount kitchen sink with pullout faucet
- ◆ Large 36" fireplace with ceramic or porcelain on face and hearth
- ◆ Tile in entry, kitchen, nook, halls, greatroom and bathrooms up to 18x18, with choice of ceramic or porcelain
- ◆ Upgraded carpet in many styles
- ◆ Customize your paint to match any color
- ◆ Kwikset door hardware in many styles and finishes
- ◆ Delta, Kohler, or Moen plumbing fixtures in several styles and finishes
- ◆ Upgraded custom lighting including recessed, wall, and spot lights
- ◆ 9-12 foot high ceilings
- ◆ High quality 36" upper cabinets in oak, maple, beech, and select alder in many styles with dovetail drawers
- ◆ Rounded interior corners with hand texture
- ◆ GE Profile or Kitchen Aid appliances in stainless steel including convection double oven, water-saver extra-quiet dishwasher, microhood, and 5-burner cooktop
- ◆ Plumbed for central vacuum
- ◆ Multiple phone lines
- ◆ Prewired for security system and surround sound*
- ◆ White or pastel toilets and sinks
- ◆ Custom designed extra large bathrooms
- ◆ Extra large 6' X 42" insulated jetted tub in master bath
- ◆ Plumbed for water softener

Prices and options subject to change

*3-car garage and surround sound for homes over 3000 SQ FT



\$139 Per Square Foot Custom Package

- ◆ Solid knotty alder, pine, or cedar front door -8' 42"
- ◆ 3 car garage
- ◆ 2x6 framing full sheer exterior walls
- ◆ Silica or river sand stucco finish
- ◆ Steel reinforced concrete
- ◆ Cardinal glass lifetime guaranteed windows
- ◆ Covered patios for up to 15% living space
- ◆ Energy efficient construction
- ◆ Low-e skylights and windows
- ◆ Blown-in insulation in walls, R-38 in ceilings
- ◆ Insulation in all beds, baths, laundry, and garage
- ◆ All doors caulked from inside and out, specifically sealed to prevent water leaks
- ◆ Timbor termite treatment, special termite treatment for lumber
- ◆ 14 seer or better AC with zoned heating / cooling with fresh air system
- ◆ Vapor barrier waterproof membrane on all windows
- ◆ Exterior exposed wood package for Southwestern homes, choice of roof tile accents for Mediterranean homes
- ◆ Ceiling fans in great room, bedrooms, and back patio
- ◆ Luxury granite slab countertops group I, II, and III
- ◆ Undermount kitchen sink with pullout faucet, both in stainless steel; American or European faucets
- ◆ Large fireplace with tile, slate, or travertine with choice of wooden mantle
- ◆ Rounded interior corners with hand texture, arches, niches, and pot shelves
- ◆ Extremely upgraded carpet with several styles to choose from
- ◆ 8' doors throughout with solid core in bedrooms and bathrooms
- ◆ Plumbed for water softener and reverse osmosis
- ◆ Premium quality paint in any color
- ◆ Emtek door hardware in many textures, finishes, and styles
- ◆ Structured wire for internet, phone, and cable
- ◆ Upgraded custom lighting including recessed, wall, spot lights, and mini cans
- ◆ 42" upper cabinets with choice of carved moldings
- ◆ Cabinets in oak, maple, hickory, knotty alder and alder select in many styles, with extra peninsula in kitchen
- ◆ Stainless steel GE Monogram or Electrolux appliances
- ◆ Plumbed for central vacuum
- ◆ Home prewired for security system and surround sound
- ◆ Tile, ceramic, or porcelain in entry, kitchen, nook, halls, greatroom, bathrooms, and dining in 18x18 or 20x20
- ◆ Choice of tile, slate, porcelain or travertine in master bathroom
- ◆ White or pastel toilets and sinks
- ◆ Extra large bathrooms with Kohler fixtures
- ◆ Danze, Kohler, or Hansgrohe faucets in many finishes, modern and traditional designs, with pot-filler included in kitchen
- ◆ Choice of drop-in two person or corner tub with jetted tub in master bathroom and tile or stone deck including two faucets in shower



\$169 Per Square Foot Custom Package

- ◆Luxury custom designed tall exterior double doors or extra-large single, your design or ours
- ◆2x6 framing full sheer exterior walls
- ◆Silica or river sand stucco finish
- ◆Steel reinforced concrete
- ◆Anderson wood-clad windows
- ◆Covered patios for up to 15% living space in colored concrete or pavers
- ◆Spray-in foam insulation in living space ceiling and exterior walls
- ◆Insulation in all beds, baths, laundry, and garage
- ◆Powder room vessels in travertine, glass, and copper with wall-mount faucet
- ◆All doors caulked from inside and out, specifically sealed to prevent water leaks
- ◆Special termite treatment on lumber and soil
- ◆Energy efficient construction
- ◆Low-e double-domed skylights
- ◆Ceiling fans in great room, bedrooms, and back patio
- ◆14 seer or better AC with zoned heating / cooling
- ◆Vegetable sink in island, with choice of chisled edge
- ◆Exotic imported granite slab countertops in kitchen and baths, with choice of full backsplash
- ◆Tile, slate, travertine, or porcelain in entry, kitchen, nook, halls, greatroom, dining room and bathrooms
- ◆Choice of slate, tile, or travertine in bathrooms
- ◆Structured wire for integrated home network
- ◆8' extra thick Knotty alder interior doors, your design or ours, by luxury door maker Architectural Traditions
- ◆Plumbed for water softener and reverse osmosis faucets
- ◆Customize your paint or choose from over 100 colors
- ◆Luxury door hardware in many textures, finishes and styles
- ◆Grohe, Kohler or Altmans plumbing fixtures in many styles and finishes
- ◆Upgraded custom lighting including recessed, wall, spot lights, and mini cans
- ◆42" upper cabinets with extra wide carved molding
- ◆Undermount kitchen sink with oversized pullout faucet, both in stainless steel American or European
- ◆Rustic extra-thick door cabinets, or select woods in oak, maple, cherry, hickory and alder in many styles
- ◆Coffered ceilings in dining and master
- ◆Stainless steel Wolf or commercial style Decor appliances
- ◆Plumbed for central vacuum
- ◆Pre-plumbed and pre-wired for alfresco kitchen
- ◆Pre-wired for security system and surround sound
- ◆Custom designed extra large bathrooms with dual-flush Toto or Kohler fixtures, one-piece toilets in all baths
- ◆Large 6' X 32" tubs in all bathrooms other than master
- ◆Two person corner jetted or air tub in master bathroom with tile or stone deck and two faucet shower

Your options are limitless. Although our pricing packages are one of the many ways we simplify the building process, we build to your exact specifications with your choice of options and amenities at a price you never thought possible. Visit our showroom in Tucson today!



GOLDEN STAR
P R O P E R T I E S

CUSTOM HOME BUILDER

www.goldenstarproperties.com

(520) 749-3902

8727 E. Golf Links Rd. Tucson, AZ 85730