

# ALL INCLUSIVE PACKAGE -- DON'T PAY \$70,000 IN EXTRAS ELSEWHERE !



**\$555,900** *land not included*

Note: Below is a fully loaded package for our exclusive Via Floorplan 5568 ©. If there is anything you would like to delete, we'll make the change and the price reduction for you. Just let us know, don't wait. Permits, sales taxes, and building materials go up throughout the year, no matter the economy, requiring us to review and change prices so **BUY NOW AND SAVE**. Make/save money by locking in a price now...you just need to tell us how you want it!

- ◆ 5 BEDROOMS
- ◆ 3 1/2 BATHROOMS
- ◆ 17' x 14' BILLARDS ROOM (in lieu of 5<sup>th</sup> bedroom)
- ◆ 4-CAR SIDE ENTRY GARAGE

Approximately:

- ◆ 3803 Livable SF
- ◆ 729 Covered Patio SF
- ◆ 1036 Garage SF

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- ◆ 5568 Total Under Roof SF

## EXTERIOR

- ◆ Grand entrance. Meticulously hand-forged wrought iron & glass entry double doors.
- ◆ Generous amounts of old world stonework; custom-carved roof corbels; pre-cast surrounds on accent windows and exterior features; and wrought iron wall & window accents.
- ◆ Exterior entrance to inside bath convenient to backyard fun

## VIA'S ENGINEERED ADVANTAGES

- ◆ Solid 2x6 construction 16" on center
- ◆ 50-year rated concrete "S" tile color-thru roof with 2 layers of technologically advanced fiberglass reinforced TG SBS 1 & 2 underlayments exceeding the strength of one 90lb traditional underlayment
- ◆ 3/8" OSB sheathing on entire exterior of home
- ◆ Crack resistant, elastomeric color-integrated stucco w/silica sand finish
- ◆ Cutting edge technology post tension slab is included on main level, designed for increased strength and stability especially for expansive soils found in the Phoenix valley

## INTERIOR

- ◆ Exquisite array of sculpted ceilings with dramatic heights: Layered oval ceiling in Entry (23'); groin vault in Dining (15'); 360° perfectly round ceiling with pendant lighting in Office (20'); intricate multi-grid ceiling in Great Room (15'); tiered Master Bedroom (12'); soffit in master vestibule; soffit in Breakfast Nook; tiered free-form soffits in Game Room (12'); expansive barrel arch hallway
- ◆ Disappearing wall of glass doors in Great Room brings 51'x22' rear patio indoors as an extension of Great Room
- ◆ 48" brass & glass gas fireplace located in Great Room
- ◆ 3 1/4" door casings and 5 1/4" MDF baseboards
- ◆ 8' tall solid passage doors throughout, including bedroom entries
- ◆ Lots of wonderful accent lighting, 61 recessed lights *PLUS* a generous owner allowance
- ◆ Amazing storage: 8 large walk-in-closets!

## INTERIOR (continued)

- ◆ Oval shaped One-of-a-Kind powder room. Friends won't stop talking about this unique bath.
- ◆ Something guest will remember, a 15' diameter "round" office with 20' turret ceiling and natural lighting.
- ◆ Lovely room sizes: Great Room 28x28; Formal Dining 16x12'6" *plus* hutch alcove; Game Room 30x18; Patio 45' wide up to 17' deep; Master 14x20; Bed 2 14x16; Bed 3 13x12; Bed 4 14x12; Bed 5 17x14 (if not billiards)

## MASTER BEDROOM

- ◆ Double door entrance is framed with artwork pedestals. Spotlights cast light down on each pedestal.
- ◆ Concave sculpted ceiling lends to an old world feeling
- ◆ Curving exterior wall of windows at the end of the suite provides an endless view to rear yard
- ◆ Convenient bedside lighting controls.
- ◆ Multiple cable TV and phone outlets provide buyer with many furniture placement options

## MASTER BATH

- ◆ Grand oversized step up whirlpool tub highlighted with an overhead drop down tiered ceiling
- ◆ 9 SF glass block deco
- ◆ 36" tall his/hers granite vanities, with undermount sinks, are set into their own arched alcove and accented with extra tall beveled glass mirrors & medicine cabinets
- ◆ Dual shower head
- ◆ Separate master commode room has GFI outlet for warm water bidet toilet option
- ◆ Extra large linen area adjacent to exterior exit door that would lead to an optional private courtyard w/shower  
Optional Courtyard: Solid grouted 7' tall silica sand, custom painted walls w/stone insets & rounded top caps; extra wide privacy gate for easy spa installation; outdoor shower & bathing area; pre-plumbed for gas hot tub; low-voltage yard wiring for night landscape illumination & music. *Your own romantic get-away: \$15,900.*



# ALL INCLUSIVE PACKAGE for PLAN 5568

## GOURMET KITCHEN

- ◆ Built-in 30" oven & carousel microwave; radiant cooktop; sleek Euro slide-away hoodvent; 2 dishwashers; 36" refrigerator with water & ice
- ◆ Stunning Tuscan-style maple cabinets with 42" upper cabinets w/stepped heights; 3 1/2" crown molding; washable, adjustable shelved interiors; Euro hidden hinges; roll-outs in base bottom cabinets; floating mullion pan cabinet; and lots of drawers (33 LF if design permits)
- ◆ Granite countertops with undermount Kohler "Clarity" sink and Delta "Waterfall" stainless steel faucet with spray & soap.
- ◆ 9 1/2' long, 150° chair placement, granite top island
- ◆ RO filter line to sink & refrigerator
- ◆ Huge walk-in pantry
- ◆ Custom ceiling with lots of recessed lights & wiring for a 3 pendent lights

## ENERGY EFFICIENCY ITEMS

- ◆ 2x6, R25 polyurethane foam exterior wall (cumulative) & R38 ceiling insulation
- ◆ All fiberglass insulation, including attic
- ◆ Air transfer in every bedroom. No slamming doors when units turn on and no hot or dead zones.
- ◆ 13 SEER, zoned, electric heat pump and A/C Trane units
- ◆ Mastic sealing of all A/C flex duct joints
- ◆ Duct system is a combination of rigid and flex ducting – most efficient design
- ◆ Programmable thermostats
- ◆ Insulated sole plates
- ◆ Combination Low E and dual pane windows
- ◆ Shade screens on *exposed* East/West windows
- ◆ Extensive caulking around all exterior wall air gaps, personally performed by Builder

## ELECTRICAL

- ◆ Upgraded 400 AMP Service
- ◆ Copper wiring, including the 220 runs!
- ◆ Outlets in front eaves for holiday lights, all on one control switch
- ◆ 3 wiring locations for rear floodlights
- ◆ Home run cable TV outlets located in family room, garage, patio, and all bedrooms
- ◆ High speed CAT 5 jacks (voice/data) located in family room, kitchen, garage, patio, and all bedrooms
- ◆ Ceiling fan locations wired with separate fan and light switches
- ◆ Smoke detectors in living areas and all bedrooms
- ◆ Separate circuits for all appliances. Separate freezer circuit in laundry room.
- ◆ Decora rocker electrical switches

## 4-CAR GARAGE – SIDE ENTRY

- ◆ 2 – 16'x8' tall, 24 gauge doors with 2 – 1/2 hp openers
- ◆ Amazing 12' ceiling height
- ◆ Approximately 40' long & 24' to 26' deep with storage area
- ◆ Exterior soffits above garage doors have concealed lighting
- ◆ One tone low sheen washable paint and trim
- ◆ Full security with beams; wired for cable TV; phone; music & several GFI's
- ◆ Nearby hose bib plumbed for soft H2O (spotless car washes)
- ◆ Pre-plumbed RO line from garage to kitchen

## PLUMBING

- ◆ Wirsbo Aquapex plumbing system for leak & corrosion resistance, reduced water noise, increased heat retention in hot water lines, and individual control valve shut offs vs. whole house; 20 plus water drops if design permits
- ◆ Toto Caruso elongated toilets in all baths
- ◆ 2 – 50 gallon, energy efficient, electric water heaters
- ◆ Pre-plumbed for soft water everywhere, including 1 hose bib
- ◆ Beautiful quality Delta "Innovations" split-finish faucets with scald guard, pressure balance, and volume control features to all showers & tubs
- ◆ Sound reduction insulation in all plumbing walls
- ◆ 4 convenient hose bibs

## GENEROUS ALLOWANCES


- ◆ \$15,000 Flooring & Fireplace Face (it's like getting \$35,000 from other builders)
- ◆ \$10,000 Building Permits
- ◆ \$8,000 Side Driveway & Front Entry Walk
- ◆ \$4,000 Site Prep & Engineering
- ◆ \$3,000 Light Fixtures (over & above the 61 included recessed lights)
- ◆ \$1,500 Epoxy Garage Floor
- ◆ \$1,500 Master Closet
- ◆ \$1,600 Post Tension Engineering
- ◆ \$1,400 Termite Treatment
- ◆ \$800 Electrical Run from Street to Panel

## SPECIALTY ITEMS

- ◆ 7 inter-connected smoke detectors
- ◆ Pre-wired in 6 locations for music system: master bedroom & bath, formal dining, billiards, patio, and garage
- ◆ Pre-wired for 7.1 surround sound in family room
- ◆ Complete security system with 3 alpha keypads
- ◆ Phone jacks wired for 4 separate phone lines
- ◆ Ask about our Fire Sprinkler At-Cost policy



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 September 2008 – Subject to subsequent updates. Measurements are approximate. Until location and conditions are determined, please understand that Via Homes is unable to quote costs for unknowns such as lot, permits, drives, fencing, utility runs, site prep, fire sprinklers, and the like. Prices show typically expire 6 months from date shown. Fact: For the last 2 decades, Arizona construction costs have increased 4% to 10% each year due to increases in cost of materials, labor, City-related expenses, and governing code changes. Typically, cost of land has annually risen 3% to 35%. **Buy now and save.**