

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



- ◆ 4 BEDROOMS PLUS OFFICE
- ◆ 5 1/2 BATHROOMS
- ◆ 29' x 19' GAMEROOM w/WET BAR
- ◆ 4-CAR SIDE ENTRY GARAGE
- ◆ CASITA w/FULL KITCHEN
- ◆ OPTIONAL COURTYARD w/FIREPLACE

Approximately:

- ◆ 5895 Livable SF
- ◆ 1123 Covered Patio SF
- ◆ 1320 Garage SF

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- ◆ 8338 Total Under Roof SF

**\$891,150** *land not included*

Note: Below is a fully loaded package for our exclusive Via Floorplan 8338 ©. 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!

## EXTERIOR

- ◆ Front of home offers ideal area for a courtyard with fireplace and fountain arrangement, providing a second entertaining/retreat area
- ◆ Grand entrance. Meticulously hand-forged arch wrought iron & glass entry door w/matching arched iron & glass transom & sidelight panels. Beautiful stone colonnade veranda w/courtyard enclosure touting a gas & wood fireplace and elegant wall fountain. Old world pavers line this courtyard's walkways.
- ◆ 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
- ◆ Disappearing wall of glass doors in great room brings 51'x22' rear patio indoors as an extension of great room

## 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 included, 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
- ◆ 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

## INTERIOR (continued)

- ◆ Lots of wonderful accent lighting, 92 recessed lights *PLUS* a generous owner allowance
- ◆ Amazing storage: 7 large walk-in-closets!
- ◆ 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
- ◆ 30x19 Game Room with patio entrance; walk around wet bar; tiered free-form ceiling soffits with recessed lighting
- ◆ Lovely room sizes: Great Room 28x28; Formal Dining 16x12'6 *plus* hutch alcove; Game Room 30x18; Patio 51' wide up to 22' deep; Master 19x26; Bed 2 15x12; Bed 3 15x12; Casita Bed 16x14

## MASTER BEDROOM

- ◆ Circular foyer entrance, double soffit ceiling with recessed lighting; exterior exit to patio; sitting room with view to rear yard; entertainment hutch niche; coffee bar w/sink and fridge; exercise area with large wall of mirrors and 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 tub
  - ◆ Stunning dual entry dual head shower
  - ◆ 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
  - ◆ Separate master commode room has GFI outlet for warm water bidet toilet option
  - ◆ 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 8338

## GOURMET KITCHEN

- ◆ 48" 6 burner with griddle range; microwave; 2 stainless steel dishwashers; 2 refrigerators both with water & ice set side by side; Kohler cast iron sinks for main and veggie sinks undermounted; Delta "Waterfall" stainless steel faucets
- ◆ 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
- ◆ Butler service area with wine fridge
- ◆ Oversized, very large walk-in pantry
- ◆ Large desk area
- ◆ Beautiful 10' long island bowed on one side and recessed on other side
- ◆ Granite on all countertops
- ◆ RO filter line to sinks & refrigerators ran from garage location
- ◆ 180° butt-glazed window in breakfast nook

## 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

- ◆ 1 – 18'x8'+; 1 – 10'x8'+; 1 – 10'x8' tall, 24 gauge doors with 2 – 1/2 hp openers included
- ◆ Amazing 12' ceiling height in 3 car; 10' ceiling in casita garage
- ◆ 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

- ◆ \$20,000 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 92 included recessed lights)
- ◆ \$1,500 Epoxy Garage Floor
- ◆ \$1,500 Master Closet
- ◆ \$1,600 Post Tension Engineering
- ◆ \$2,190 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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*August 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.*