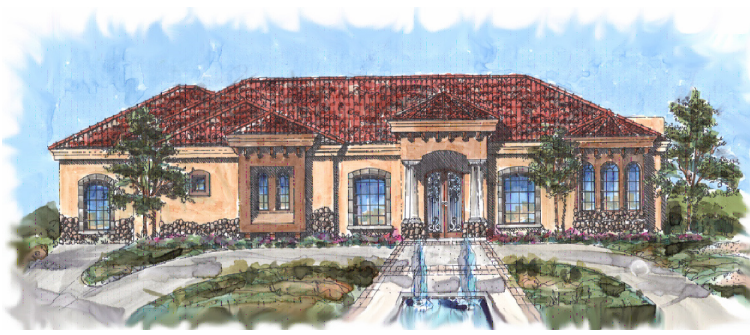


# ALL INCLUSIVE PACKAGE -- DON'T PAY \$70,000 IN EXTRAS ELSEWHERE !



**\$661,371** *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! **PRICE INCLUDES VIA PAYING UP TO 8.8% AS THE ASSESSED SALES TAXES SALES RATE**

- ◆ 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

- ◆ Exterior frame is 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
- ◆ Home and garage "post tension" concrete slab. Designed for increased strength and stability for our Valley's expansive soils conditions. A grid of steel cables bind the home's interior and garage concrete into one solid form that is typically 8" thick. That's twice the thickness of most builder's concrete slabs!

## 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

## 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 of glass block or clear dual pane windows of equal SF
- ◆ 36" tall his/hers granite vanities, with under mount sinks, are set into their own arched alcove and accented with extra tall beveled glass mirrors & medicine cabinets
- ◆ Dual shower heads
- ◆ 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: Ask for quote.*



# ALL INCLUSIVE PACKAGE for PLAN 5568

## GOURMET KITCHEN

- ◆ Built-in 30" oven & carousel microwave; radiant cooktop; sleek Euro slide-away hood vent; 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 under mount Kohler 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, R29 exterior wall [R3.5 1/4"-1/2" polyurethane foam; R19 6" fiberglass batt; R4.5 lath and stucco; R0.5 3/8" OSB; R1.5 1/2" sheetrock] & R38 ceiling fiberglass insulation
- ◆ Air transfer in every bedroom. No slamming doors when units turn on and no hot or dead zones.
- ◆ 13 SEER, zoned, electric high efficiency A/C heat pump 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 300 AMP Service
- ◆ Copper wiring, including the 220 runs!
- ◆ 3 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 – 16'x8' tall, 1 – 16'x9' tall, 24 gauge doors with 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

## PLUMBING

- ◆ PEX plumbing system overhead for leak and corrosion resistance, 20 year warranty on pipe and fittings, reduced water noise, increased heat retention in hot water lines and freeze proof; copper stub outs at all fixtures
- ◆ Kohler 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 chrome faucets with scald guard, pressure balance, and volume control features to all showers & tubs
- ◆ Pre-plumbed RO line from garage to kitchen
- ◆ Drop in deep laundry sink with pull-out spray
- ◆ Recessed washer wall hook-ups
- ◆ Sound reduction insulation in all plumbing walls
- ◆ 4 convenient hose bibs

## INCLUDED ALLOWANCES

- ◆ \$22,000 Meters & Tap Fees and Construction Building and Dust Control Permits
- ◆ \$800 Electrical Run from Street to Panel
- ◆ \$1,400 Termite Treatment
- ◆ \$20,000 Flooring & Fireplace Face (it's like getting \$35,000 from other builders)
- ◆ \$8,000 Concrete Pavers for Patio & Exterior Entry and/or Drive & Walks
- ◆ \$3,500 Light Fixtures +55 recessed lights provided by Via
- ◆ \$1,500 Master Closet
- ◆ Via provides Buyers with 10 hours of a professional interior designer's services!

## SPECIALTY ITEMS

- ◆ 9 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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141114 - 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. **Buy now and save.**