

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



**\$951,450** *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!

- ◆ 4 BEDROOMS PLUS OFFICE
- ◆ 5 1/2 BATHROOMS
- ◆ 30' 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

## EXTERIOR

- ◆ Front of home offers ideal area for an optional courtyard with fireplace and fountain arrangement, which would provide a second entertaining/retreat area
- ◆ Grand entrance. Meticulously hand-forged arch wrought iron & glass entry door w/matching arched iron & glass transom & sidelight panels. Carriage style garage doors. 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 on exterior framing
- ◆ 50-year rated concrete "S" tile color-thru roof with 2 layers of technologically advanced fiberglass reinforced TG SBS 1 & 2 underlayments providing a better seal than that of one 90lb traditional underlayment
- ◆ 3/8" OSB sheathing on all exterior walls
- ◆ 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 custom 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
- ◆ 42" gas fireplace located in great room
- ◆ Game room with refrigerator & dishwasher in wet bar area
- ◆ Oval shaped One-of-a-kind powder room. Friends won't stop talking about this unique bath.

## INTERIOR (continued)

- ◆ Something guests 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
- ◆ Lots of wonderful accent lighting, 92 recessed lights *PLUS* a generous owner allowance
- ◆ All baths have travertine surrounds
- ◆ Amazing storage: 7 large walk-in-closets!
- ◆ 3 1/4" door casings and 5 1/4" MDF baseboards
- ◆ 8' tall solid passage doors throughout, including bedrooms
- ◆ Lovely room sizes: Great Room 28x28; Formal Dining 16x12'6 *plus* hutch alcove; Game Room 30x19; Patio 51' wide up to 22' deep; Master 19x26; Bed 2 15x12; Bed 3 15x12; Casita Bed 16x14

## MASTER BEDROOM

- ◆ Circular foyer entrance, double soffited 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
- ◆ Closet custom designed for buyers personal needs

## MASTER BATH

- ◆ Grand oversized step up tub
- ◆ Stunning travertine tile dual entry shower
- ◆ 36" tall his/hers vanities, with granite countertops & under mount Kohler 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

## SECONDARY BATHS

- ◆ Granite vanity tops with under mounted Kohler sinks.
- ◆ Travertine tub and shower surrounds



7 2013

# ALL INCLUSIVE PACKAGE for PLAN 8338

## GOURMET KITCHEN

- ◆ Designed for 48" pro-style, 6 burner range w/griddle; 36" hood vent; warming drawer; microwave w/trim kit; 2 stainless steel dishwashers; 2 side by side refrigerators
- ◆ Stunning Tuscan-style maple cabinets with 42" upper cabinets w/stepped heights; 3 1/4" 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 walk-in pantry and large desk area
- ◆ Beautiful 10' long island bowed on one side and recessed on other side
- ◆ Granite countertops with under mount Kohler sink plus stainless steel veggie sink and Delta waterfall stainless steel faucets with spray & soap dispensers, pot filler
- ◆ 180° butt-glazed window in breakfast nook

## 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 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!
- ◆ 4 Outlets in front eaves for holiday lights, all on one control switch
- ◆ 2 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 great room, kitchen, garage, patio, office and all bedrooms
- ◆ Ceiling fan locations wired with separate fan and light switches
- ◆ Smoke detectors in living areas and bedrooms
- ◆ Separate circuits for all appliances. Separate freezer circuit in laundry room.
- ◆ Decora rocker electrical switches

Price shown on front has Maricopa sales tax included. The specific city tax will be added when location of building site is known.

## 4-CAR GARAGE – SIDE ENTRY

- ◆ 1 – 18'x8'; 1 – 10'x8'; 1 – 10'x8' tall, insulated, old world carriage style doors with 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

## 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 toilets in all baths
- ◆ 2 - 50 gallon gallon, energy efficient, electric water heaters
- ◆ Pre-plumbed for soft water everywhere, including 1 hose bib
- ◆ Beautiful quality Delta "Leland" stainless steel 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

- ◆ \$25,000 Flooring & Fireplace Face (it's like getting \$35,000 from other builders)
- ◆ \$30,000 Municipal: Construction Permits, Meters, & Taps Fees
- ◆ \$9,500 Front Door & Handleset
- ◆ \$8,000 Concrete Pavers for Patio & Exterior Entry and/or Drive & Walks
- ◆ \$22,300 Appliance, Hook Ups and Installation
- ◆ \$5,000 Light Fixtures +92 recessed lights provided by Via
- ◆ \$2,190 Termite Treatment
- ◆ \$1,500 Master Closet
- ◆ \$800 Electrical Run from Street to Panel
- ◆ Via provides Buyers with 10 hours of a professional interior designer's services!

## SPECIALTY ITEMS

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



7 2013

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*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.**