

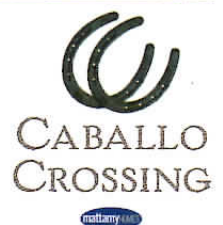
# The BRADFORD



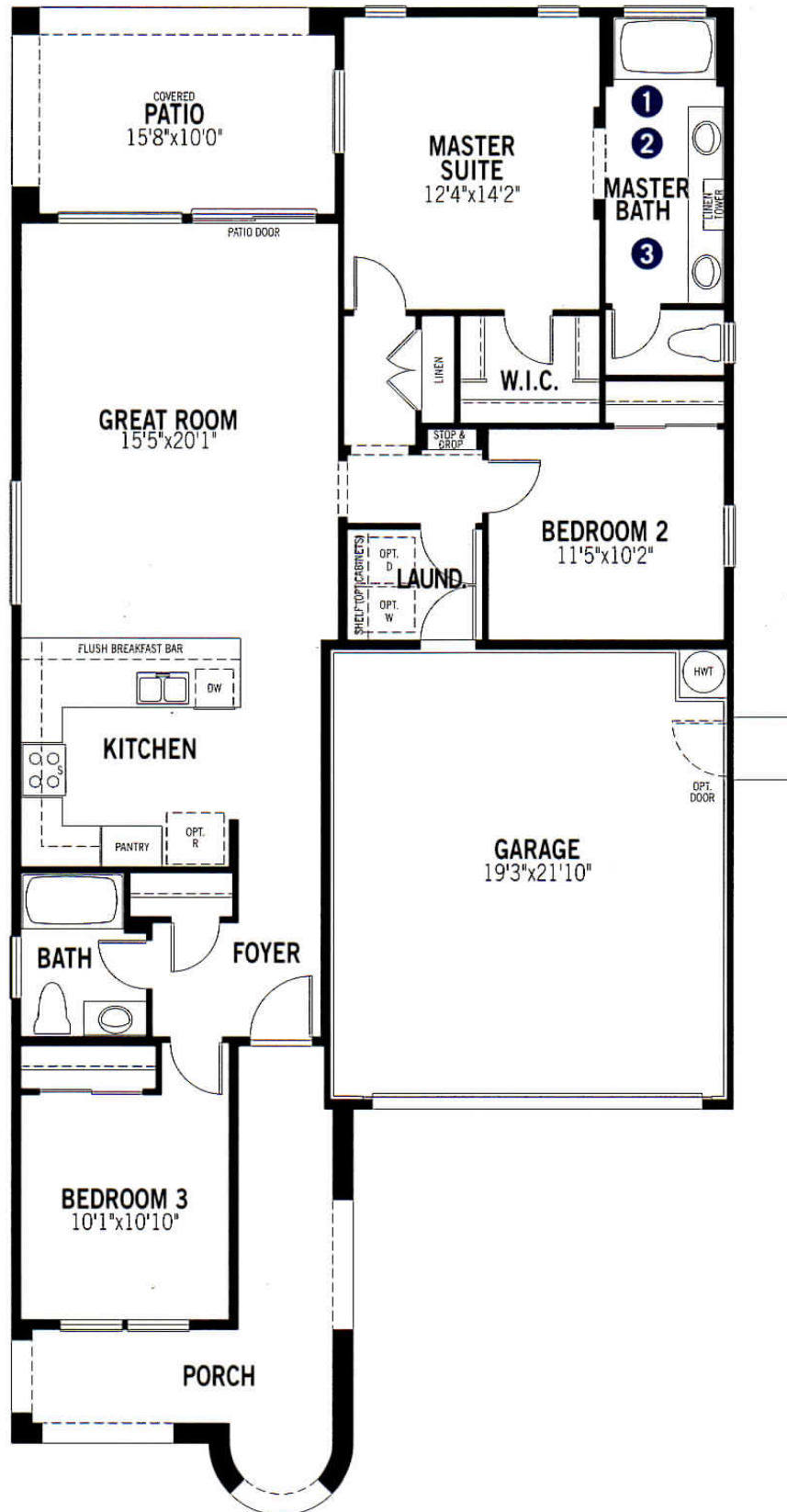
**1,379 SQ.FT.**

PLAN 3511

• 3 BEDROOM • 2 BATHROOM • 2 CAR GARAGE



# THE BRADFORD • 1,379 SQ.FT. • PLAN 3511



Main Floor Plan

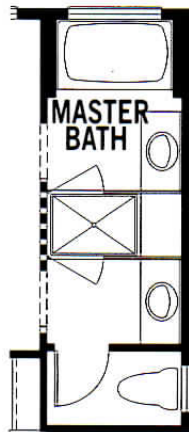
## Architect's Choice Options

### Main Floor Options

**1** Shower in Lieu of Tub



**2** Shower in Master Bath



**3** Door to Master Bath





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## Included Features In Your Home

### ENERGY EFFICIENCY

- **SRP Energy Star® Version 3 Home Program: An upgraded energy program for personal comfort & savings**
- R-30 blown in cellulose insulation in attic areas
- **2x6 exterior framed wall construction**
- 50 gallon gas water heater
- Radiant Barrier TECH SHIELD® for additional energy savings
- **Natural Gas Community**
- Programmable thermostat
- CFL light bulbs for maximum efficiency
- **14 SEER HVAC**
- Dual pane, Low-E windows with attractive vinyl window frames
- Fresh-Air intake
- **Insulated garage door**

### ELEGANT DESIGNER KITCHENS

- **Whirlpool® appliance package – choice of black or white**
- Birch cabinets
- Laminate countertops with matte finish
- Recessed lighting with white baffles in kitchen
- Electric Whirlpool® range – choice of black or white
- Whirlpool® MicroHood – choice of white or black
- Stainless steel sink
- **Moen® chrome pull-out kitchen faucet**
- Whirlpool® Tall-Tub dishwasher
- **Pre-plumbed for refrigerator ice maker and water line**
- Garbage disposal

### LUXURIOUS BATH FEATURES

- **Executive height 36" Birch vanity cabinets in master bath**
- **Cultured marble vanity top in all baths**
- Marble square vanity edge in all baths
- Moen® chrome plumbing fixtures
- Moen® chrome bath accessories
- Expansive 42" plate glass mirrors with chrome light fixtures
- Elongated toilets in all baths
- Recessed mirrored medicine cabinets

### INTERIOR FIT & FINISH

- Chrome lever interior door hardware
- Designer interior doors with choice of 5 door styles
- White painted wood stair rails (per plan)
- **12"x12" ceramic tile at kitchen/nook, laundry, entry and baths**
- 2 1/2" baseboards
- Ceiling fan pre-wire in great room and master
- Pre-wired for phone at 3 locations – kitchen, family/great room & master
- Pre-wired for cable at 3 locations – family/great room, master & customer's choice
- Brushed nickel or olde bronze light fixtures
- Hand applied skip trowel drywall texture on walls & ceilings
- 9' ceilings on single-story plans
- Garage door pre-wire

### QUALITY CONSTRUCTION & EXTERIORS: THE MATTAMY WAY

- Post-tension foundation for every home
- **Taexx In-Wall® Pest Defense system**
- **Front yard landscape package**
- Two exterior hose-bibs
- Professionally themed exterior paint schemes
- Therma-Tru® 8' raised panel insulated fiberglass front entry door
- **Chrome front door handle**
- Durable concrete roof tile
- 200 amp all-in one service panel
- 10 year structural warranty

### PERSONALIZE YOUR HOME WITH OPTIONAL FEATURES

- Whirlpool gas appliances
- Elegant oversized showers in master bath (per plan)
- Stair rail with wrought iron
- Two-tone paint
- Upgraded wiring packages for your individual needs
- Exterior gas BBQ outlet for entertaining



In an effort to continuously improve our homes, Mattamy Homes reserves the right to modify interior and exterior designs, specifications, locations, sizes and design features of floorplans and elevations without notice. Ceiling heights and window sizes/elevations may vary with exterior elevations. Prices are subject to change without notice. Lot premiums may apply. Square footage is approximate. Model homes contain some optional features not included in the base price of the home. Illustrations are artist's conceptions and not intended to show specific detailing. Mattamy Arizona Construction, LLC, R2007#249151B - Mattamy Homes/Arizona, 2000 East Pima Center Parkway, Suite 200, Scottsdale, AZ 85258, (480) 902-4080. Public Report available on-line at [www.azstate.gov](http://www.azstate.gov). 10.22.2015