

Freedom COLLECTION

VICTORY BY MARACAY HOMES

ENJOY COMMUNITY SURROUNDINGS

Verrado Master Planned Community and Amenities
Active Adult – 55+ District
Friendly Small Town Feel
Avid Trails System
The Victory Club – Coming Soon

ENERGY-EFFICIENT CONSTRUCTION THAT CONSERVES YOUR MONEY TOO

Energy Efficient 16 SEER Lennox Air Conditioner
"Merv 8" Air Filters
R-8 Flex Duct System
Gas Furnace and 50-Gallon Hot Water Heater
Wireless Programmable Thermostat
Double "Low-E" Dual Pane Vinyl Framed Windows
Sprayed-in Cellulose Insulation in Exterior Wall Cavities
R-38 Blown Cellulose Attic Insulation (per plan)
R-20 Insulated Exterior Wall Design
Radiant Barrier Roof Sheathing
Solar Ready Home – Pre-Plumbed for Solar Panels
LED Bulbs Through-out
Panasonic "Whisper Green" Fresh Air Home Ventilation System
AquaPex Plumbing Systems
Low Water Usage Ergo-Height Toilets and Plumbing Fixtures
Post Tension Slab Foundation System
5 Year Termite Warranty

INTERIORS WITH PERSONALITY

CAT 6 Structured Wiring Package – Including 5 TV, 2 Phone and
5 Data Network Outlets
Wireless Security System
USB Charging Port at Master Bedroom and Kitchen
Illuminated Rocker Style Light Switches
Conveniently Raised Duplex Outlets in Bedrooms
All Interior Paint to be Low VOC
Pre-wired for Ceiling Fans in all Bedrooms, Dens, Great Rooms,
Guest Suites, Casitas, Dual Master Bedrooms
Random Skip Trowel Drywall Finish with Rounded Corners
10' Ceilings on all Plans
Choice of 8' Raised Panel Hollow Core Interior Doors
Satin Nickel Interior Door Hinges and Door Hardware
5 1/4" Baseboards with 2 1/4" Door Casing
Choice of Brushed Nickel or Antique Bronze Interior Lighting Package
36" Upper Cabinets above Washer/Dryer Space
Plush Wall to Wall Carpeting
18" x 18" Tile Floors at Entry, Kitchen, Nooks, Bathrooms,
Powder Rooms and Laundry Rooms

INVITING EXTERIORS

Stucco Finish varies per Plan Elevation to Match Architectural Style
Choice of Exterior Paint Colors
Concrete Pavers at Driveways and Walkways
8' Therma-Tru Fiberglass Front Door
Schlage Keyless Front Door Lock
8' Garage Doors with Windows per Plan Elevation
Garage Door Openers included with Gateway Automation Module
Coach Lights included per Plan
Paved Trash Receptacle Pad
Front and Rear Yard Landscape Package with Automatic Drip and
Smart Module Control System

INSPIRING KITCHENS FOR ASPIRING CHEFS

Maple Recessed Square Panel Cabinets with Staggered Uppers in
Choice of Select Stains with Dual Recycle Systems
Granite Slab Countertops
Stainless Steel Under-Mount Sink
Delta Faucet with Integral Sprayer in Stainless Finish
ENERGY STAR G.E. Stainless Steel Appliances including:
• 36" Gas Cooktop
• 36" Professional Vented Hood
• 30" Built-in Double Ovens
• Smart Dispense Technology Dishwasher
• Built-in Microwave
• 1/2 HP Disposal with Sink Top Switch
Refrigerator Space Pre-Plumbed for Ice-Maker and Reverse Osmosis
Recessed Lighting per Plan

LUXURIOUS BATHROOMS

– LIKE A DAY AT THE SPA WITHOUT LEAVING HOME

Delta Faucets in Stainless Finish
Satin Nickel Bath Hardware
45" High Plate Glass Mirror at Master Bath and Secondary Baths
Cultured Marble Surround/Shower Pan at Master Bath with Brushed
Nickel and Clear Glass Enclosure
Frameless Medicine Cabinets (per plan)
Executive Height Vanity at Master Bath and Secondary Baths
Jacuzzi Brand Non-Jetted Soaking Tub at Master Bath
Steel/Porcelain Tub at Secondary Baths with Cultured Marble Surround
Cultured Marble Vanity Tops with Integral Oval Bowls at Master
and Secondary Baths
Included In-Wall Support for Grab Bars

Rev 2-24-15

Victory at Verrado Sales Office Hours: Open Daily 10am – 6pm
P: 623-533-6483
20766 W. Pasadena Ave., Buckeye, AZ 85396

Maracay Homes reserves the right to discontinue or modify all prices, plans, designs, specifications, features, materials, and financing at any time without notice or obligation. Models or house plans that have the same or corresponding plan numbers or names may reflect changes or options that are different for each community or the city that the model homes or house plans are located in. All square footage is approximate. Marketing promotions/ incentives only available through approved lenders. Prices and features are subject to change. Renderings are artist conceptions only. Ceiling heights and window sizes/ locations may vary with exterior elevations. Windows shown depict "A" elevations. Landscaping and elevation may vary slightly. ©2015 Maracay Homes. ROC #172120.



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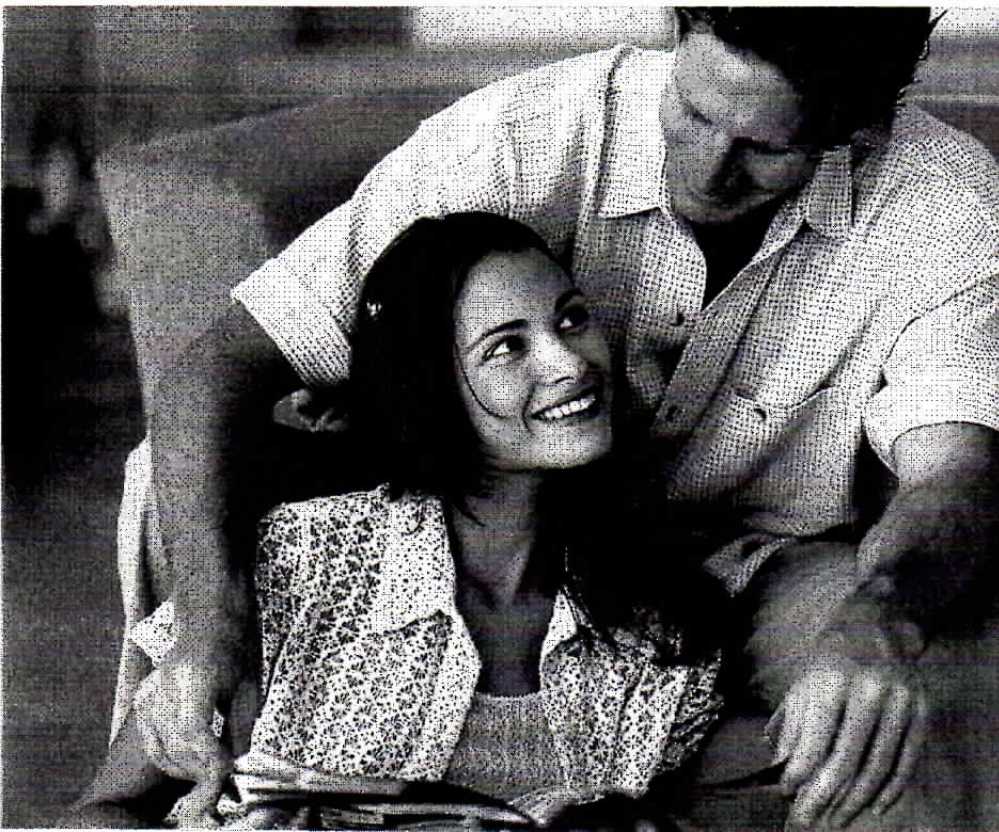
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MaracayHomes.com

Maracay Homes

Choices for the way you want to live.





LIVING
SMART.

Conservation + Durability +
Health + Comfort + Savings

Maracay Homes

Home, only smarter.

Maracay Homes is pleased to implement the latest technologies in **sustainable building practices**. Our LivingSmart® program is a conscientious approach to responsible development, high-performing homes and cost saving for you.

Maracay Homes' commitment to green is for more than the planet and its resources—it's for every family who wants their home to be as **healthful, comfortable and cost-efficient** as possible. Maracay Homes' LivingSmart® program is designed around these four core components:



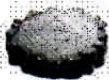
HEALTH SMART.

Features that foster healthy living and cleaner air.



ENERGY SMART.

Technology that reduces energy use and utility bills.



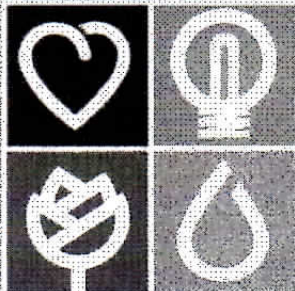
EARTH SMART.

Materials that come from recycled and sustainable sources.



WATER SMART.

Features and landscape design that help conserve water usage.



LIVING SMART®

Included EnergySmart™ features

Maracay Homes integral LivingSmart® features:

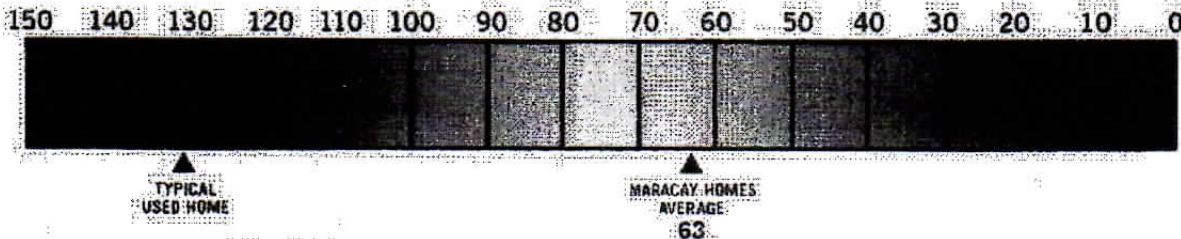
- Energy-efficient 16 SEER HVAC Lennox® or Carrier Bryant® air conditioner with Puron™
- Radiant barrier roof sheathing
- Dual Low-E vinyl spectrally selective glass windows, which reduce heat and UV rays
- Recycled cellulose insulation – R-38 attic and R-19 wall systems
- 100% compact fluorescent lights (CFLs) – interior and exterior
- Advanced programmable thermostat with multiple time and temperature settings
- Solar-ready components to Arizona utility company specifications

Available LivingSmart® features

- Roof-integrated solar electric power system generating solar electricity for your home (on select homes and exterior)
- GE EnergyStar® low-water, energy-saving front-loading washing machines and dryers
- GE EnergyStar® refrigerator
- Tankless water heater with control panel for temperature adjustment
- Occupancy sensors in select locations
- Energy and money-saving solar panels

HOME ENERGY RATING SYSTEM (OR HERS®)

is a measure of energy efficiency for your home—the lower the score, the more you save.



The HERS® Index is a registered trademark of the Residential Energy Services network (RESNET). The HERS Index is a numerical value that represents the relative energy use of a Rated Home as compared with the energy use of the Reference Home. Buyers should not rely solely on the HERS Index, the Estimated Annual Energy Cost Savings and the estimated monthly energy costs shown in making any decision. Maracay Homes cannot guarantee utility usage or energy costs or savings and cannot guarantee that any home will have a HERS Index Certified Rating equal to or lower than that of the Project Rating. Receiving a HERS number is not itself a guarantee of any home's qualification under the EnergyStar® Qualified New Homes Program. Information about the HERS Index, HERS Standards and Code of Ethics can be found on RESNET's website at www.resnet.us.



HEALTH
SMART

Included HealthSmart™ features

Maracay Homes Integral LivingSmart® features

- Innovative insulation – made from recycled material – enhances energy efficiency and promotes cleaner air and increases noise reduction
- Low VOC interior paint for better air quality
- MERV 8 air filters

Available HealthSmart™ features

- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage



EARTH
SMART

Included EarthSmart™ features

Maracay Homes Integral LivingSmart® features

- Choose from CRI-green label carpeting made from recycled material in designer-selected colors
- Architect-specified entry doors feature the rich look of wood without sacrificing any trees
- Attic and wall insulation made of recycled material – R-38 attic and R-19 wall system

Available EarthSmart™ features

- Choose from low-fiber flooring made from quickly rejuvenating managed forests. This eliminates fibers that harbor dust mites, pet dander and other allergens while improving air quality
- Engineered wood flooring that resists warping, splitting and shrinking while preserving our forests
- Convenient recycling center discretely housed in kitchen cabinet

WATER
SMART

Included WaterSmart™ features

Maracay Homes Integral LivingSmart® features

- DuPure™ water filtration system
- Delta Watersense™ faucets give you all the water pressure while dramatically cutting water usage
- Low-flow toilets use half the water of standard toilets
- Water-sensing irrigation valve saves up 50% in water consumption
- EnergyStar® dishwasher

Available WaterSmart™ features

- Reverse Osmosis water filtration system at kitchen
- Tankless water heater
- Water recirculation pump

A Leader in Sustainability

Maracay Homes has been recognized by the U.S. Environmental Protection Agency (EPA) as a **2014 ENERGY STAR Certified Homes Market Leader**. The award recognizes the important contribution Maracay Homes has made to **energy-efficient construction** and environmental protection by building more than 475 ENERGY STAR certified homes in 2014.

Collectively, these homes will save homeowners approximately \$143,700 and reduce nearly 1.3 million pounds of carbon dioxide from the environment each year! Put another way, the enviro-benefits are equivalent to the greenhouse gases:

- Produced by 171 passenger vehicles annually;
- Emitted from burning 889,385 pounds of coal; and
- Saved by planting and growing 871 coniferous trees, such as pine or spruce, for 10 years.

ENERGY STAR certified homes meet **strict guidelines for energy efficiency** set by the EPA that require an integrated design approach combined with tried-and-true **best building practices**. Third-party verification of energy performance ensures the homes are up to **30 percent more efficient** than typical new homes.

