

## High Performance Features

- Meets ENERGY STAR 3.0 home building specifications
- 100% ENERGY STAR appliances (where applicable)
- H.E.R.S. Rating 70 or better
- Low-E coated, dual pane windows with vinyl framing (except french doors)
- High efficiency Lennox® 14 SEER A/C unit
- Programmable thermostat, wi-fi capable
- Whole House Air Exchange Fan
- Energy efficient gas furnace
- Energy saving R-19 wall system for livable areas
- Energy saving R-38 ceiling insulation in attic over livable areas
- Blown in cellulose in walls and ceilings
- EPA WaterSense® program partner
  - Low Flow Toilets and Shower Heads
  - Aerators on all Bath Faucets
- Radiant Barrier insulative roof sheathing
- Insulated garage doors
- Tankless water heater

## Distinctive Quality Construction Features

- Garage door opener with 2 transmitters
- 8' insulated sectional garage door
- Five Year Termite Warranty Program
- Copper wiring (110 volt circuits)
- 200 amp electrical service
- Aqua-Pex® plumbing throughout
- Hose bibs front and rear
- Carbon monoxide detector
- Smoke detectors for safety
- Spacious covered patio
- Post-tension foundation
- Mini can lights at garage exterior
- Salt finish on exterior concrete
- Monterrey stucco with sand pop-outs

## Dramatic Interior Features

- Ten foot ceiling heights
- Elegant ceramic tile at entry, kitchen, baths, nook and laundry room
- Plush wall to wall carpeting
- Custom trowel texture on ceiling and walls
- Recessed can lighting at kitchen and halls
- Rounded drywall corners
- Decora® rocker light switches
- Decorator brushed nickel light fixtures
- Elegant chrome door hardware
- Raised panel insulated fiberglass front entry door
- Structured wiring package to include:
  - CAT5E/RG6 (3) 2-port outlets at great room, master bedroom and one room of choice
- Standard Action Pack Security System (doors)
- Pre-wires for ceiling fans in all bedrooms, great room/living room, and den (per plan)
- 8' interior doors in choice of 2, 4 and 6 panels or Rockport
- 4¼" base trim with 2¼" casing
- Preplumbed for reverse osmosis and soft water loop
- Laundry base cabinet with sink and granite countertop

## Designer Kitchen Features

- Maple cabinets
- 36"/42" staggered upper cabinets with 2" crown molding
- Kitchen granite countertops with laminated square edge
- Stainless steel appliances
- Built in GE® Profile self cleaning electric wall oven with microwave
- GE® Profile gas or electric 30" cooktop and hood
- GE® Profile dishwasher
- E-Granite ElKay® Undermount Kitchen Sink (black or bisque)
- Moen® chrome single lever faucet with sprayer attachment
- Disposal
- Water line for ice maker

## Luxurious Bath Features

- Flush tile floor in shower at owner's bathroom with cultured marble surrounds
- Optional free standing tub in owner's bathroom
- Owner's bath dual vanities with square sinks
- Moen® chrome plumbing fixtures with 8" wide spread in owner's bath and center set at all other baths
- Durable cultured marble countertops with square cultured marble sinks
- Expansive 42" plate glass mirrors
- Cultured marble surrounds with tub/shower at secondary bathroom
- Elongated toilets - all comfort height
- Recessed mirrored medicine cabinets
- Raised vanities at all baths



All information (including, but not limited to prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. As-Built Condition will control. Price(s) shown may not reflect lot premiums, upgrades and options. Lot status "Sold" is an inclusive term that describes the present status of any Contract-submitted, Pending-sale or Closed property. All homes subject to prior sale. Maps and plans are not to scale and all dimensions are approximate. Not an offer in any state where prohibited or otherwise restricted by law. No offer to sell or lease may be made or accepted prior to the issuance of the final AZ Subdivision Disclosure Report. A public report is available at the State Real Estate Department's website at [www.azare.gov](http://www.azare.gov) for the property of interest that is now open for sales. Please see a Community Sales Manager and visit [www.taylormorrison.com](http://www.taylormorrison.com) for details. Taylor Morrison/Arizona, Inc., ROC # 1791788. © December, 2017, TM Homes of Arizona, Inc., AZ DRE # C0535669000. All rights reserved. 12/13/17