

## Almeria at Sedella

### Included Features

4315 N. 183rd Drive  
Goodyear, AZ 85395

#### Exterior Design

- Choice of three architecturally designed exterior styles
- Stone exterior accents (per plan & elevation)
- Concrete tile roofs
- Insulated 8' front door
- Decorative steel garage doors with ½ HP opener
- Front yard landscaping package, includes Hunter X-Core with Solar Sync weather sensors
- Hose bibs in front and rear yards
- 9'-10' RV gate
- Covered patio styled per elevation
- Coach lights on garage
- Up to 3 car garage (per plan)
- Attached RV garage available

#### Interior Design

- 18"x18" ceramic tile at entry, kitchen, laundry, bathrooms & nook
- Kwikset® lever interior door hardware
- Designer 8' raised panel interior doors with choice of styles
- Recessed lighting
- Pre-wired for cable at Great Room and Master Bedroom
- Pre-wired for modem at designated location
- Elegant ¾" tall baseboards
- Ceiling fan pre-wire at Great Room and Master Bedroom
- 10' ceiling

#### Exquisite Master Suites

- Chrome plumbing fixtures
- Cultured marble countertops with bullnose edge
- Executive height vanities with dual sinks
- Separate cultured marble tub and shower
- Framed shower enclosure
- Spacious walk-in closets

#### Spacious Kitchens

- Standard granite countertops with under-mount stainless steel sink
- Quality recessed panel cabinetry with ¾" crown molding and 42" upper cabinets
- Whirlpool® stainless steel electric built-in double wall oven, 30" cooktop, hood and microwave
- Whirlpool® stainless steel dishwasher
- Moen® chrome faucet with single handle
- Recessed can lighting

#### Superior Construction

- ENERGY STAR® certified homes
- 10 year structural warranty
- 2 year functional major mechanical warranty (HVAC, plumbing, electrical, etc.)
- 1 year builder workmanship materials warranty
- Third party inspections
- Certified engineered post-tension foundation
- Smoke/carbon monoxide detectors with battery back-up
- 2"x6" High Performance Wall Systems
- 400 amp electrical service
- Gas pre-plumb at dryer with optional hook ups at range and BBQ
- Fire sprinkler system (per plan)

#### Health, Comfort and Energy Savings

- Advanced framing
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Dual-actuated toilets
- ENERGY STAR® appliances
- Flow-Smart Showerheads
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 14 SEER HVAC
- Minimum MERV 8 HVAC filtration
- Optional solar energy
- Optional Whole-Home Water Filtration
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

#### M.Connected Home™ Automation Suite\*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

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