

sterling GROVE

Gracious Living

- The West Valley's premier, private, guard gated luxury community
- State-of-the-art clubhouse, dining, fitness, golf and spa coming early 2021
- Miles of hiking and walking trails
- Spectacular views of the White Tank mountains
- Attractive exterior finishes including, brick, stone and siding
- 12' Bi-parting sliding glass door at great room
- 8' Interior doors throughout
- Paver drive and walkways

Designer Interiors with Luxury Features

- Luxurious 5 1/4" baseboard throughout
- Choice of Daltile® 18"x18" ceramic glazed tile in 4 colors or 7" x 20" ceramic glazed wood plank tile in 3 colors
- Quality Shaw® carpeting in a variety of decorator colors
- Luxurious master bedroom suites with large master bath and walk-in-closets

- Dramatic 9' ceilings throughout first floor, 8' throughout second floor

Magnificent Kitchens

- Luxurious Quartz and Granite countertops in a variety of colors
- Beautifully crafted maple cabinets with 36" uppers in choice of 3 colors
- Energy Star® qualified Whirlpool® stainless steel gas slide-in range, micro/hood and dishwasher
- Garbage disposal
- Double bowl undermount stainless-steel sink
- Kohler® chrome pull-out spray faucet
- Large oversized kitchen islands

Sumptuous Baths

- Water-conserving fixtures by Kohler®, an EPA WaterSense® Partner
- Cultured marble walk-in shower at master bath and secondary bath shower/tub combination
- Kohler® 8-inch wide-spread chrome faucets at master bath

- First-floor powder room with elegant pedestal sink
- Comfort height toilets

Conveniences

- ENERGY STAR certified community
- Wifi enabled programmable thermostats
- Pre-wired for advanced communication technology: telephone, cable TV, and computer hook-up (3 cable and 3 phone outlets)
- Energy saving LED lighting throughout home
- Kwik-set smart key technology
- Wifi enabled Liftmaster® garage door opener
- Electronic smoke and carbon monoxide detectors for family safety
- Contemporary recessed can lighting



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Sales Office: 17193 W Montpelier Street | Surprise, AZ 85388 | 623-401-1455 | SterlingGrove.com Sales Hours: Open Monday Noon – 5:30 PM, Tuesday – Sunday 10 AM – 5:30 PM

Toll Brothers, Inc. reserves the right to change the above without notice. Prices subject to change. Photos may be shown for representative purposes only. Actual square footage may vary. Offers, incentives, and seller contributions vary by community and are subject to certain terms, conditions, and restrictions. This is not an offering where prohibited by law. Prices do not include lot premiums. V3 2/28/2020



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Construction Highlights

- Dual pane, Low-E insulated windows and sliding glass doors
- Energy Star® qualified hot water heaters
- High-efficiency 16-SEER air conditioning by Carrier®/Bryant®
- 90+% efficient furnaces
- Tightly sealed air ducts and house wrap to reduce air infiltration
- Cathedralized spray foam attic insulation
- Manufactured wood components
 - Post-tension slab
 - Luxurious sand finish stucco around entire home including architectural pop-outs
 - Insulation at interior plumbing walls to reduce sound transfer
 - Pre-plumbed for icemaker, reverse osmosis and soft water systems
 - 200-amp electrical service per plan
 - Long-lasting concrete roof tiles in a blend of attractive colors (per plan)

Landscaping and Improvements

- Convenient underground utilities including electric, natural gas, public sewer, water, telephone, and cable television
- Beautiful street trees and buffer plantings throughout the community
- Spectacular Nicklaus designed 18-hole members only golf course set within the community

Quality Assurance and Warranty

Our quality program starts at design inception with the creation of precise construction drawings, specifying high quality material, all the way through to on-site supervision by experienced Project Managers and Construction Managers.

- First home buyer orientation minimum 5-7 days prior to settlement utilizing an extensive checklist
- Second home buyer orientation prior to settlement ensures work has been completed
- Ten-year limited warranty program

Personalizing Service

- Pre-priced options permit a full range of additional personalization to fit your particular needs
- One stop shopping: Personalize your home at the Sterling Grove over 3,500 square foot Toll Brothers Design Studio located within the community. View a vast array of flooring, lighting, kitchen cabinetry and countertops, interior moldings, closet organizers, window coverings and much more!



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