



PORCHLIGHT HOMES

the COTTAGES AT VERRADO

1,856 - 2,450 Sq Ft Crafted Homes | From the High \$200's

LOCAL NEWS

Prime Verrado Main location

Walk to shopping, dining and Center on Main

Genuine small town charm

Four distinctive floorplans with options to make it your own

Local...Porchlight is home grown in Arizona since 2010

NEW CONSTRUCTION priced at a GREAT VALUE

CURB APPEAL

Professionally colorized exterior scheme

Craftsman style architectural detailing

Intimate community layout with 40 homesites

8' tall garage door with obscure glass detail

Inviting 8' tall entry door

Designer garage coach lights on photo cell

Covered front porches

Professionally landscaped front and rear yards

Private side yards

IT'S WHAT'S ON THE INSIDE THAT COUNTS

Dramatic 10' high ceilings on 1st floor - 9' on 2nd floor

Open great room for entertaining

Spacious master suites with generous walk-in closets

Extra storage space in garage

8' tall raised panel interior doors

18" x 18" ceramic tile at 1st floor, bath rooms and laundry

Craftsman style 3-1/4" casings and 5-1/2" baseboards

Satin nickel interior door hardware

Mission Railing at stairs

HEART OF THE HOME

Spacious kitchen layout with abundant prep areas

Whirlpool® stainless steel appliances with gas range

Maple cabinetry with 42" uppers

Moen® single-handle faucet with pull down sprayer

Granite countertops with 4cm eased edge

Decorative lighting and ample recessed can lights

Oversized kitchen island

Stainless steel double basin undermount sink

Generous walk-in kitchen pantries

3" x 6" subway tile backsplash

RELAXING RETREAT

Oversized owner's bath with dual sinks

Spacious cultured marble shower

Executive height vanity cabinets

Moen® Brantford chrome bath fixtures

Solid surface cultured marble top with square bowls

Frameless medicine cabinets in full baths

42" high plate glass mirrors

Designer light fixtures in brushed nickel

BUILDING THE RIGHT WAY

Spray foam insulation at exterior walls and attic

Post tension slab construction

AquaPEX plumbing system

Hard-wired smoke and carbon monoxide detectors

Structured wiring including phone, data and cable

2-car garages with finished interiors

Fire sprinkler system in each unit

Ceiling fan pre-wire at great room and all bedrooms

1 year workmanship and material warranty

3 year termite warranty

USB outlet at kitchen and master bedroom

Seamless rain gutters opposite patio side of home

RESPONSIBLE ENERGY FEATURES

Energy Star® V3 certified new homes

Nest® digital WiFi enabled thermostat

Lennox® 15.5 SEER air conditioner

High energy efficient natural gas furnace

100% LED bulbs at can lighting

Dual pane Low-E vinyl windows with screens

HERS score rating of 60 and below

50 gallon gas hot water heater

WaterSense qualified toilets and fixtures

PORCHLIGHT DIFFERENCE

Arizona's trusted CRAFT builder

Dedication to personalized care

Engaging construction experience

Uniquely approachable team