

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 ¼" 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 10' 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 42" uppers in choice of 3 colors
- Energy Star® qualified Kitchen-Aid® stainless steel gas cook top, 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
- Walk-in shower with 12"x12" tile surround and free-standing tub at master, cultured marble shower/tub combination at secondary bath
- Kohler® 8" 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

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Construction Highlights

- Dual pane, Low-E insulated windows and 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
- 400-amp electrical service per plan
- Long-lasting concrete roof tiles in a blend of attractive colors (per plan)
- 2X6 exterior wall construction

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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