



PORCHLIGHT HOMES

EASTPOINT

1772-2225 Sq Ft Crafted Homes | From the High \$200s

LOCAL NEWS

Prime Gilbert location
Gated community with thoughtful open space
Close to top schools, employment and dining
Resort-like community pool with ramada and restrooms
Three distinctive floor plans with 3-5 bedroom options
Local...Porchlight is home grown in Gilbert since 2010
NEW CONSTRUCTION priced at a GREAT VALUE

CURB APPEALS

Professionally colorized exterior schemes
Authentic architectural detailing
8' tall garage door with opener
Durable masonry fencing for privacy
Inviting 8' tall entry door
Designer garage coach lights
Private covered patio
Professionally landscaped front yard with irrigation

IT'S WHAT'S ON THE INSIDE THAT COUNTS

Dramatic 9' high ceilings
Open great rooms for entertaining
Spacious master suites with generous walk-in closets
Raised panel interior doors
18' x 18' ceramic tile at wet areas
Rounded drywall interior corners and windows
Satin chrome interior door hardware
3-1/4" interior baseboards

HEART OF THE HOME

Spacious kitchen layout open to great room
Whirlpool stainless steel appliances
Hardwood cabinetry with 36" uppers
Moen single-handle pull out faucet
Granite countertops with abundant prep areas
Decorative lighting & ample recessed can lights
Well suited kitchen island
Stainless steel double basin undermount sink

RELAXING RETREAT

Oversized owner's baths with dual sinks
Cultured marble soaking tubs with walk-in-showers
Hardwood cabinets with executive height vanities
Moen Chateau bath fixtures
Solid surface cultured marble top with integral sinks
Frameless medicine cabinets in full baths
42' high plate glass mirrors
Designer light fixtures in brushed nickel

BUILDING THE RIGHT WAY

2 x 4 framing in exterior walls
Concrete tile roofs with 25 year warranty
Post tension slab construction
AQUAPEX plumbing system
Copper wiring to all 100V circuits
Hard-wired smoke detectors
Pre-wired for structured wiring
Integral color masonry walls
2 car garages with finished interiors
1 year workmanship and material warranty

RESPONSIBLE ENERGY FEATURES

Energy Star V3 Certified New Homes
Digital WiFi enabled programmable thermostat
14 SEER air conditioner
High energy efficient natural gas furnace
80% CFL lighting
TANKLESS energy efficient gas water heater
Dual pane Low-E vinyl windows with screens
HERS scores rating of 64 or below
WaterSense qualified toilets and fixtures

PORCHLIGHT DIFFERENCE

Arizona's trusted CRAFT builder
Dedication to personalized care
Engaging construction experience
Uniquely approachable team

4711 E. Aspen Way | Gilbert, AZ 85021 | porchlighthomes.com
Sales by LYS Properties, LLC | 480 519 5128



The document is for informational purposes only and no representation is made by Porchlight Homes to the accuracy of the information stated herein. Prices and promotions subject to change without notice. No offer for sale or lease can be made and no offer to purchase can be accepted prior to issuance of the final Arizona Public Report. All prospective buyers, real estate agents or other parties are solely responsible for verifying any and all information included herein.