



# PORCHLIGHT HOMES

## LAZY DAY MANOR

2139–3181 Sq Ft Crafted Homes | From the Low \$500s

### EXCLUSIVE NEIGHBORHOOD FEATURES

Located in highly desirable North Central Phoenix  
Intimate community consisting of 24 homesites  
Close to fantastic dining and entertainment  
Lots averaging over 7,000 SQ FT  
Four distinctive floor plans with 3-6 bedroom options  
Community park with open green space  
NEW CONSTRUCTION priced at a GREAT VALUE

### BEAUTIFUL EXTERIORS

Craftsman style with siding, brick/stone, and flat tile roof  
Professionally colorized exterior schemes  
Authentic architectural detailing  
Designer garage coach lights  
Covered front porches per plan  
Sand finish stucco exteriors  
Inviting 3' wide and 8' tall entry door  
Paver drives and walks  
8' garage door with openers  
Front yard landscaping w/irrigation

### DISTINCTIVE INTERIORS

Dramatic 10' high ceilings  
Open great rooms for entertaining  
Spacious master suites with generous walk-in closets  
8' raised panel interior doors  
18' x 18' ceramic tile at wet areas  
Satin nickel lever interior door hardware  
4-1/4" interior baseboards with 3-1/2" door casing

### LARGE KITCHENS

Spacious kitchen layout open to great room  
Whirlpool stainless steel appliances  
Maple cabinetry with 42" uppers  
Moen single-handle pull out faucet  
Granite countertops with abundant prep areas  
Decorative lighting and ample recessed can lights  
Large pantries with extra storage  
Kitchen island with considerable seating area  
Stainless steel double basin undermount sink

### ELEGANT BATHS

Oversized owner's baths with dual sinks  
Large walk-in showers with cultured marble surrounds  
Maple cabinets with executive height vanities  
Moen Brantford bath accessories and plumbing fixtures  
Frameless medicine cabinets in full baths  
42' high plate glass mirrors  
Upgraded elongated toilets  
Designer light fixtures in brushed nickel

### QUALITY CONSTRUCTION FEATURES

2 x 4 framing in exterior walls  
Distinctive concrete tile roofs with 25 year warranty  
Post tension slab construction  
AQUAPEX plumbing system  
Hard-wired smoke detectors  
Copper wiring to all 100V circuits  
Pre-wired for structured wiring  
2-3 car garages with finished interiors  
1 year workmanship and material warranty  
3 year termite warranty

### ENERGY SAVING FEATURES

Energy Star V3 Certified New Homes  
Open cell FOAM insulation in walls and ceiling  
Digital WiFi enabled programmable thermostat  
14 SEER air conditioner  
High energy efficient natural gas furnace  
90% CFL lighting  
50-gallon energy efficient gas hot water heater  
Dual pane Low-E vinyl windows with screens  
HERS scores rating of 57 or below  
WaterSense qualified toilets and fixtures

### PORCHLIGHT DIFFERENCE

Personalized home buying and building experience  
Commitment to quality  
Professional design center assistance  
Experienced mortgage and title personnel

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