

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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