

# PORCHLIGHT HOMES

## *the* COTTAGES AT VERRADO

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

### LOCAL NEWS

Prime Verrado Main Street 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 glass windows per elevation  
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 home  
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 water heater  
WaterSense qualified toilets and fixtures

### PORCHLIGHT DIFFERENCE

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

21063 W. Sunrise Lane | Buckeye, AZ 85396 | porchlighthomes.com  
Sales by Realty One Group | 602 617 9516



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.