

PORCHLIGHT HOMES

the COTTAGES AT VERRADO

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

LOCAL NEWS

Prime Verrado Main 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 obscure glass detail
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 unit
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 hot 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 | 623 810 7797



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.