



PORCHLIGHT HOMES

THE COLLECTIVE

1,805 Sq. Ft. | Luxury Townhomes | From the High \$400s

LOCAL NEWS

Prime uptown location
Close to top schools, employment, shopping and dining
Gated community with gathering area
Comfortably designed floorplans with 3 beds, 2.5 baths

CURB APPEAL

Professionally colorized exterior elevations
Intimate community layout with 14 units
Transitional architectural detailing
Black exterior vinyl windows
8' garage door with obscure glass detail
Designer garage photocell coach lights
Inviting 8' entry door
SkyBell Slim Line Doorbell Camera
Private back patios with ¾" gas stub

IT'S WHAT'S ON THE INSIDE THAT COUNTS

Designer-selected interior designs
Dramatic 10' ceilings on first and second floors
Two-tone interior paint
Single-panel shaker interior doors
Contemporary 4 ¼" interior baseboards
Upgraded 12" x 24" tile floors throughout main floor
Open-concept great room ideal for entertaining
Spacious master suites with generous walk-in closets
Soft water loop
Mission-style staircase railing

HEART OF THE HOME

Open-concept kitchen layout with abundant prep areas
Double-stacked, painted, full-overlay cabinets with crown
KitchenAid® appliances with 5 burner gas range
Single bowl rectangular stainless steel sink
Moen® single-handle pullout faucet with sprayer
Tile backsplash
Quartz countertops
Can lights

RELAXING RETREATS

Comfortable master bath with dual sinks
Quartz countertops and subway tile shower in all baths
Executive height vanities
Moen® Gibson/Align bath fixtures
Frameless medicine cabinets in full baths
42" high plate glass mirrors
Designer light fixtures

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
Fully operational digital security system
Electronic deadbolt with Z-Wave technology
2-car garages with finished interiors
Ceiling fan pre-wired at great room and all bedrooms
1-year workmanship and material warranty
3-year termite warranty

RESPONSIBLE ENERGY FEATURES

Home Energy Rating System Index rating average of 57
Energy Star® V3 certified new homes
Thermostat with Z-Wave technology
Lennox® 16 SEER air conditioner
High-energy efficient natural gas furnace
Dual-pane low-E windows with screens
100% LED bulbs in can lighting
Tankless energy efficient gas water heater
WaterSense qualified toilets and fixtures

PORCHLIGHT DIFFERENCE

Porchlight Homes is proudly homegrown in Arizona since 2010
Dedication to personalized care
Engaging construction experience
Uniquely approachable team

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