



# PORCHLIGHT HOMES

## THE LEVEL

1,781 – 1,839 Sq. Ft. | Urban Craft Townhomes | From the \$300s

### LOCAL NEWS

Unmatched Tempe location  
Close to employment, transportation and entertainment  
Gated community with gathering area and resort-style pool  
Thoughtfully designed floor plans with 2 to 3 beds,  
2.5 baths and 2-car garages

### CURB APPEAL

Professionally colorized exterior elevations  
Transitional architectural detailing  
Black exterior vinyl windows  
8' garage door with obscure glass detail  
Designer garage photocell coach lights  
Inviting 8' entry door with smart deadbolt  
SkyBell Slim Line Doorbell Camera  
Private back patios

### IT'S WHAT'S ON THE INSIDE THAT COUNTS

Designer-selected interior designs  
Dramatic 10' ceilings on first floor, 9' ceilings on second floor  
2-panel smooth 8' interior doors  
Contemporary 3 ½" interior baseboards  
Tile floors throughout first floor  
Open-concept great room ideal for entertaining  
Spacious master suites with generous walk-in closets  
2-car garage with extra width for convenience  
White mission-style staircase railing  
Exterior balconies (per plan) with spacious sliding glass doors

### HEART OF THE HOME

Open-concept kitchen layout with abundant prep areas  
Working kitchen island with seating  
Stainless steel double basin undermount sink  
Whirlpool® stainless steel appliances  
Moen® single-handle pullout faucet with sprayer  
Maple hardwood cabinetry  
Quartz countertops  
Workspace-focused can lights  
Reverse osmosis water loop

### RELAXING RETREATS

Comfortable master bath with dual sinks  
Spacious cultured marble shower  
Cultured marbled countertop with integral square sinks  
Executive height vanities  
Moen® Gibson 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  
USB port outlet at kitchen and master bedroom

### RESPONSIBLE ENERGY FEATURES

Home Energy Rating System Index average of 61  
Dual-pane low-E vinyl windows with screens  
Energy Star® V3 certified new homes  
Thermostat with Z-Wave technology  
Lennox® 16 SEER air conditioner  
Dual-pane low-E windows with screens  
100% LED bulbs in can lighting  
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

901 S Smith Rd | Tempe, AZ 85281 | [porchlighthomes.com](http://porchlighthomes.com)  
Sales by LYS Properties, LLC | 480 519 5128



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.