



PORCHLIGHT HOMES

1,805 – 1,839 Sq. Ft. | Luxury Townhomes | From the high \$300s

LOCAL NEWS

Unmatched Tempe location
Close to employment, transportation and entertainment
Secure gated community with gathering area and resort-style pool
Thoughtfully designed floor plans with 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
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
6-panel smooth 8' interior doors
Contemporary 3 1/2" interior baseboards
Solid surface 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)

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
Can lights

RELAXING RETREATS

Comfortable master bath with dual sinks
Spacious cultured marble shower
Solid surface cultured marble countertop with integral 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

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® 15.5 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

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