



PORCHLIGHT HOMES

5 NORTH

2481–2708 Sq Ft Crafted Homes | From the Low \$700s

LOCAL NEWS

Located in highly desirable North Central Phoenix
Intimate 5 home-site community
Close to fantastic dining and entertainment
Single Family Lots averaging over 4,000 SQ FT
Two distinctive floor plans with up to 4 bedrooms
NEW CONSTRUCTION priced at a GREAT VALUE

CURB APPEAL

Craftsman style with siding, brick/stone, and flat tile roof
Professionally colorized exterior schemes
Authentic architectural detailing
Private rear patios with ¾" gas stub
Designer garage coach lights
Covered front porches per plan
Sand finish stucco exteriors
Inviting 3' wide and 8' tall entry door
Paver drives and walks
8' garage door with openers
Front yard landscaping w/irrigation

IT'S WHAT'S ON THE INSIDE THAT COUNTS

Professional designer selected interior finish packages
Dramatic 10' high ceilings on first floor
Open great rooms for entertaining
Spacious master suites with generous walk-in closets
8' raised panel interior doors
Engineered wood flooring in common areas
5-1/2" interior baseboards with 3-1/4" door casing

HEART OF THE HOME

Spacious kitchen layout open to great room
GE stainless steel appliances including a gas cooktop
Aspect cabinetry with double stacked kitchen uppers
Moen high arc spring pull down faucet
Quartz countertops with abundant prep areas
Designer lighting and ample recessed can lights
Large pantries with extra storage
Kitchen island with considerable seating area
Stainless steel single basin undermount sink

RELAXING RETREATS

Oversized owner's baths with dual sinks
Large walk-in showers with tile surrounds
Aspect cabinets with executive height vanities
Moen bath accessories and plumbing fixtures
Frameless medicine cabinets in full baths
42' high plate glass mirrors
Upgraded elongated toilets
Designer light fixtures at each vanity sink

BUILDING THE RIGHT WAY

Post tension slab construction
Distinctive concrete tile roofs with 25 year warranty
AQUAPEX plumbing system
Hard-wired smoke detectors
Copper wiring to all 100V circuits
Pre-wired for structured wiring
Ceiling fan pre-wired at great room and all bedrooms
2 car garages with finished interiors
1 year workmanship and material warranty
3 year termite warranty

RESPONSIBLE ENERGY FEATURES

Energy Star V3 Certified New Homes
Open cell FOAM insulation in walls and ceiling
Digital WiFi enabled programmable thermostat
16 SEER air conditioner
High energy efficient natural gas furnace
90% CFL lighting
50-gallon energy efficient gas hot water heater
Dual pane Low-E vinyl windows with screens
HERS scores rating of 54 or below
WaterSense qualified toilets and fixtures

PORCHLIGHT DIFFERENCE

Personalized home buying and building experience
Commitment to quality
Professional design center assistance
Experienced mortgage and title personnel

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Sales by LYS Properties, LLC | 480 519 5128



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