



PORCHLIGHT HOMES

THE HIGHLINE

1,901 - 3,130 SQ FT Crafted Homes | From the Mid \$500's

LOCAL NEWS

Picturesque South Mountain Village locale of Phoenix
Intimate 19 home-site community
Proximity to downtown, airport, and hiking
Single Family Lots averaging over 5,800 SQ FT
Three distinctive floorplans with up to 4 bedrooms
NEW CONSTRUCTION peace of mind

CURB APPEAL

Santa Barbara, Farmhouse, & Mid-Century Modern styles
Professionally colorized exterior schemes
Authentic architectural detailing
8' tall entry door with matte black hardware
Designer garage coach lights
Inviting front porches and courtyards per plan
SAND FINISH stucco exteriors
Paver drives and walks
8' garage door with openers

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
17" X 17" tile in wet areas
3-1/2" interior baseboards with 2-1/4" door casing

HEART OF THE HOME

Spacious kitchen layout open to great room
GE stainless steel appliances including GAS range
Maple hardwood cabinetry
Moen Sleek One Handle pull down faucet
Granite 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 undermount sink

RELAXING RETREATS

Oversized owner's baths with dual sinks
Large cultured marble walk-in showers
Maple 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 and CO2 detectors
Copper wiring to all 100V circuits
30" structured wire panel
Ceiling fan pre-wired at great room and owners suite
2 and 3 car-garages with finished interiors
1-year workmanship and material warranty
3-year termite warranty

RESPONSIBLE ENERGY FEATURES

Energy Star V3 Certified New Homes
Radiant Barrier roof sheathing
Digital WiFi enabled programmable thermostat
16 SEER air conditioner
High energy efficient natural gas furnace
90% LED lighting
50-gallon energy efficient gas hot water heater
Dual pane Low-E vinyl windows with screens
HERS scores rating of 56 or below
WaterSense qualified toilets and fixtures

PORCHLIGHT DIFFERENCE

Personalized home buying and building experience
Commitment to quality
Experienced mortgage and title personnel

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Sales by LYS Properties, LLC | 480 519 5128



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