



THE ARBOR COLLECTION



Residence Four: Cottage Elevation with Enhanced Porch



Residence One: Spanish Elevation



Residence One: Craftsman Elevation

RESIDENCE ONE*

Two Story 3 Bedroom, 2½ Bath, Large Great Room,
Approximately Large Kitchen with Pantry, Dining Room
1,732 Sq. Ft. Oversized 2-Car Garage, Covered Porch,
 Courtyard and Optional Disappearing Wall of Glass

Elevation	Price
Spanish*	\$243,450
Cottage	\$245,450
Craftsman	\$245,450

RESIDENCE TWO

Two Story 3 Bedroom, 2½ Bath, Large Oversized Great Room,
Approximately Large Kitchen with Pantry, Dining Room
1,974 Sq. Ft. Oversized 2-Car Garage, Covered Porch,
 Courtyard and Optional Disappearing Wall of Glass

Elevation	Price
Spanish	\$251,950
Cottage	\$254,450
Craftsman	\$254,450

RESIDENCE THREE*

Two Story 4 Bedroom or 3 Bedroom & Loft, 2½ Bath,
Approximately Large Great Room, Large Kitchen with Walk-in Pantry,
2,152 Sq. Ft. Dining Room, Oversized 2-Car Garage, Covered Porch,
 Courtyard and Optional Disappearing Wall of Glass

Elevation	Price
Spanish	\$258,950
Cottage*	\$260,450
Monterey	\$261,450
Craftsman	\$261,450
Traditional	\$263,450

RESIDENCE FOUR*

Two Story 4 Bedroom plus Den, 2½ Bath or
Approximately Optional 5th Bedroom Downstairs with Optional 3rd Bath,
2,236 Sq. Ft. Large Great Room, Large Kitchen with Pantry,
 Oversized 2-Car Garage, Covered Porch,
 Courtyard and Optional Disappearing Wall of Glass

Elevation	Price
Spanish	\$262,450
Cottage	\$262,950
Craftsman*	\$262,950

*Denotes Model Home



**BLANDFORD
HOMES**

4/3/17

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ARBOR
COLLECTION

ARCHITECTURALLY STYLED HOMES ARBOR COLLECTION INCLUDED FEATURES

PRELIMINARY 3/27/17
Minor modifications will
be forthcoming

COMMUNITY FEATURES

Blandford Homes is creating hometown charm, **for real!** Mulberry will feel like an enchanted land—magically reminiscent of the early 1900s when homes sprung up to create quaint neighborhoods. Blandford Homes presents an inspired line of home designs with significant character differences. Imagine corner lots featuring homes with wraparound porches! This "New Old-Home Neighborhood" will be one-of-a-kind in Arizona.

Mulberry will feature two beautiful main entrances with lush date palm and tree-lined boulevards leading to centrally located Mulberry Park, no more than a 5-minute walk from anyplace in the neighborhood. You will enjoy the park's impressive Georgian Colonial-style building complete with white trim and green shutters, along with the pool, sport courts, fitness, and playgrounds. Just imagine the events, concerts, and celebrations you'll attend within the huge pavillions and green playing fields of Mulberry Park. In fact, these community amenities will be in place before the first homeowner moves in.

Mulberry is part of the top-rated Gilbert School District, and within a mile you'll find major shopping, dining, a carwash and an even an IMAX theater. A shopping area, "Mulberry Marketplace," will include a Fry's Marketplace designed in a Craftsman Bungalow style to tie into Mulberry's architectural theme. Mulberry residents won't even have to leave the community to shop!

QUALITY CONSTRUCTION

- Named "**Best New Home Builder in Customer Satisfaction in Phoenix**" five years in a row by J.D. Power & Associates!
- 2 x 4 exterior frame construction at livable areas
- R-19 insulation rating in exterior walls at livable areas and R-38 insulation rating in ceilings at livable areas
- Dual-pane glass Low E windows (window frames vary per architectural theme)
- High-efficiency Carrier gas furnace with a 14 SEER rating and ground-mounted compressor unit
- Efficient natural gas at range and hot water heater
- Post-tension slab foundations
- Programmable thermostats

DISTINCTIVE EXTERIORS

- Authentic exterior four-sided architecture with expansive glass, heavy architectural massing and detailing on all four sides of the home
- Classic brick driveways, entry sidewalks, private courtyards and porches
- Architecture with expansive glass, heavy architectural massing and detailing
- Choice of distinctive exterior designs for each home (per architectural theme)
- Hand trowel Monterey-finished stucco on fronts, sides and rear
- Choice of custom color schemes (per architectural theme)
- Choice of custom "color-thru" roof tile colors
- Insulated garage doors (per architectural theme)
- 8' Therma-Tru® entry door with handpainted finish
- Satin nickel finish Schlage entry door handle and hardware throughout
- Finished garage
- Garage door opener
- Architecturally themed upgraded light fixtures on garage and entry
- Fully landscaped private yards with synthetic turf, cobble-stone pavers, bushes, trees, plants and automatic timer
- Custom, maintenance-free fencing and gate
- Gutters and downspouts

IMPRESSIVE INTERIOR FINISHES

- Dramatic ceilings throughout with 9' first floor and 9' second floor wall heights
- Elegant 18" x 18" custom ceramic tile flooring at entry, impressive kitchen, breakfast nook, bathrooms and laundry room (where shown)
- Plush upgraded carpeting with 3/8" re-bond upgraded pad
- Rounded drywall corners
- Custom skip-trowel drywall texture
- Choice of custom panel interior doors

(over)

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MulberryNeighborhood.com

In the interest of continuing product development and improvement, Seller reserves the right to change plan specifications and features without notice or obligation.
Blandford Homes, LLC has no control over Mulberry Marketplace as to actual timing of construction or even if it is ever constructed.



ARBOR
COLLECTION

PRELIMINARY 3/27/17

Minor modifications will
be forthcoming

ARBOR COLLECTION INCLUDED FEATURES (continued)

- Generous recessed can lighting throughout
- Satin nickel finish interior door levers and hardware
- Choice of satin or oil-rubbed bronze interior light packages
- Decora series upgraded light switches
- Upgraded high-tech structured wiring packages throughout with structured panel
- Prewired and braced for ceiling fans with double switches at great room/family room, den, loft and all bedrooms
- Stair rails included downstairs (per architectural theme on two-story homes where available)
- PEX plumbing

GOURMET KITCHENS

- Laminate countertops with rolled edge in a wide array of colors
- Custom-crafted staggered alder cabinetry with 2½" crown moulding and drawer banks, adjustable shelves and concealed hinges
- Black GE self-cleaning oven and gas range
- Black GE Quiet Pack dishwasher
- Black GE 30" microwave mounted over range
- Heavy-duty 1/3 hp disposal
- Two-compartment stainless steel sink
- Moen chrome one-touch faucet with integrated sprayer
- Elegant 18" x 18" custom ceramic tile flooring
- Large pantries
- Waterline for ice maker

ELEGANT BATHROOMS

- Large walk-in closets
- Custom-crafted alder stained cabinetry
- Recessed frameless medicine cabinets
- Cultured marble countertops with integral cultured marble bowls and bullnose edge
- Cultured marble shower and tub surrounds at all baths
- Luxurious oversized shower in master bathroom
- Compartmentalized commode at master bath

- Elongated china commodes
- Chrome finish Moen fixtures at all bathrooms
- Chrome finish towel bars, toilet paper holders and accessories at all baths
- Chrome finish shower enclosure with clear glass in master bath
- Expansive plate-glass mirrors
- Elegant 18" x 18" custom ceramic tile floors at all baths

SECURITY & PRIVACY

- Deadbolt lock on front entry door
- Smoke detectors

INCLUDED FEATURES

- 2' garage extension

CUSTOM OPTIONS

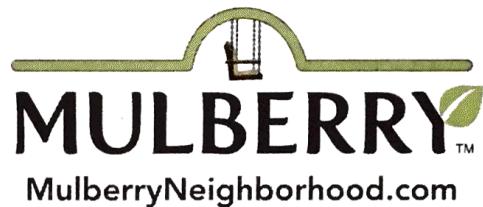
- Disappearing walls of glass
- Security systems and prewiring
- Custom flooring finishes and countertop finishes
- Custom kitchen appliances
- Glass block windows
- Upgraded cabinetry and cabinetry options
- Custom closet systems and built-in garage cabinets
- Courtyard gates
- R/O line and soft water loop
- Framed mirrors
- State-of-the-art audio and video systems
- Gas fireplaces
- Swimming pools, spas and water features
- Professionally designed and installed hardscapes and landscapes

Please ask your sales associate for a complete list of a virtually endless number of choices and options to design your home as uniquely as you desire.

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THE HERITAGE COLLECTION



Residence Thirteen: Cottage Elevation with Enhanced Porch



Residence Sixteen: Cottage Elevation



Residence Thirteen: Traditional Elevation

RESIDENCE THIRTEEN*

Single Level 4 Bedroom, 3 Bath, Large Great Room, Large Kitchen, Huge Walk-in Pantry, Dining Room, Oversized 3-Car Garage, Covered Porch, Covered Patio and Optional Disappearing Wall of Glass
Approximately 2,462 Sq. Ft.

Elevation	Price
Bungalow*	\$349,950
Cottage	\$350,950
Country French	\$351,950
Spanish	\$344,950
Traditional	\$351,950

RESIDENCE FOURTEEN*

Single Level 5 Bedroom, 3 Bath, Large Great Room/Dining Room, Large Kitchen with Walk-in Pantry, Oversized 3-Car Garage, Covered Porch, Covered Patio and Optional Disappearing Wall of Glass
Approximately 2,597 Sq. Ft.

Elevation	Price
Bungalow	\$361,450
Cottage	\$362,450
Country French	\$356,450
Craftsman	\$357,450
Traditional*	\$359,450

RESIDENCE FIFTEEN*

Two Story 5 Bedroom, 4½ Bath, (1 Bedroom and 1 Bath Downstairs), Large Great Room, Large Kitchen/Breakfast Room, Huge Walk-in Pantry, Formal Dining, Large Loft/Game Room, Oversized 3-Car Garage, Covered Porch, Covered Patio, and Optional Disappearing Wall of Glass
Approximately 3,613 Sq. Ft.

Elevation	Price
Bungalow	\$389,450
Cottage*	\$390,450
Country French	\$390,450
Spanish	\$382,450
Traditional	\$390,450

RESIDENCE SIXTEEN

Two Story 6 Bedroom, 4½ Bath, Large Great Room/Breakfast Room, Large Kitchen with Huge Walk-in Pantry, Formal Dining/Flex Room, Loft, Oversized 4-Car Garage, Covered Porch, Covered Patio, and Optional Disappearing Wall of Glass
Approximately 4,365 Sq. Ft.

Elevation	Price
Bungalow	\$426,950
Cottage	\$423,950
Country French	\$424,950
Spanish	\$412,950
Traditional	\$424,950

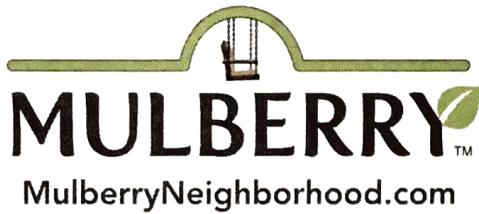


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* Denotes Model Home

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THE CENTENNIAL COLLECTION



Residence Nine: Farmhouse Elevation with Enhanced Porch



Residence Twelve: Cottage Elevation



Residence Ten: Traditional Elevation

RESIDENCE NINE*

Single Level Approximately 2,197 Sq. Ft.	4 Bedroom, 2½ Bath with Oversized 2-Car Garage, Large Great Room/Dining, Kitchen with Walk-in Pantry, Covered Porch, Covered Patio and Optional Disappearing Wall of Glass (Optional 3-Car Tandem Garage in lieu of 4th Bedroom for a credit of \$3,000)
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Elevation Price

Country French*	\$321,450
Farmhouse Ranch	\$323,450
Spanish	\$319,450
Craftsman	\$322,450

RESIDENCE TEN*

Single Level Approximately 2,426 Sq. Ft.	5 Bedroom, 3 Bath with Oversized 2-Car Garage, Large Great Room/Dining Room, Large Kitchen with Walk-in Pantry, Covered Porch, Covered Patio and Optional Disappearing Wall of Glass (Optional 3-Car Tandem Garage in lieu of 5th Bedroom for a credit of \$3,000)
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Elevation Price

Craftsman*	\$334,950
Traditional	\$334,950
Cottage	\$338,950
Bungalow	\$337,950

RESIDENCE ELEVEN

Two Story Approximately 3,026 Sq. Ft.	5 Bedroom, 3½ Bath, Large Dining Room or Flex Room, Large Great Room, Large Kitchen with Walk-in Pantry/ Breakfast Room, Optional Downstairs Guest Suite and Bath, Oversized 3-Car Garage, Covered Porch, Covered Patio and Optional Disappearing Wall of Glass
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Elevation Price

Farmhouse Ranch	\$358,950
Cottage	\$362,950
Craftsman	\$361,950
Traditional	\$361,950

RESIDENCE TWELVE*

Two Story Approximately 3,551 Sq. Ft.	4 Bedroom, 3½ Bath, Flex Room or Downstairs Bedroom 5 with 4 Baths, Large Game Room, Large Great Room, Large Kitchen with Walk-in Pantry/ Breakfast Room, Formal Dining Room, Oversized 3-Car Garage, Covered Porch, Covered Patio and Optional Disappearing Wall of Glass
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Elevation Price

Traditional*	\$378,950
Cottage	\$375,950
Spanish	\$367,950
Bungalow	\$376,950

* Denotes Model Home



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Details of Mulberry – Centennial and Heritage

All garages at least 22' deep – industry standard is 20'

Optional extra tall garage doors

All homes can have at least a 3 car garage

Two homes can have a 4 car garage

Two homes can have dual master suites

All single level homes have 10 ft. ceilings

Largest lots in Mulberry!

5 bedroom single level homes

5 and 6 bedroom 2 story homes

Paver Driveways, Entryways and Front Porches

Unique differences in homes and neighborhood

5 styles of garage doors

4 styles of coach lights

3 styles of windows

Wide City Streets

Community – pool, clubhouse, tennis court, ½ court basketball, pickle-ball, fitness center, playgrounds, great lawn, all purpose room, catering kitchen, lifestyle director for community activities.

Tree lined Streets with Artificial Turf for a Manicured Look – HOA Maintained!

Call Joanne for more info: 602-820-8048

joanne@blandfordhomes.com

MULBERRY by BLANDFORD HOMES

CURRENT BUILDER INCENTIVES:

KITCHEN PACKAGE:

GRANITE COUNTERTOPS

STAINLESS APPLIANCES

SUBWAY TILE BACKSPLASH

2% OF THE BASE PRICE TOWARDS CLOSING

With Preferred Lender

\$7,500 TOWARDS OPTIONS!

CENTENNIAL AND HERITAGE ONLY

Please call:

Joanne Summa – (602) 820-8048

Mulberry Calendar of Events

Updated 4/18/2017

April

- 21 *Game Night ~ 6:30pm
22 SPRING FLING & EGG SCRAMBLER (Egg Hunt) PARTY! 4-7pm
Pre-selling FOOD tickets in the Clubhouse !
25 *Trivia Tuesday—6:30pm
29 Community Yard Sale ~ 7am
29 Community Bike Ride ~ 3pm

May

- 5 *Cinco de Mayo Party at the Clubhouse! ~ 6pm
10 *New Homeowner's Reception ~ 6pm
(For new homeowners that moved into Mulberry Feb, Mar & Apr)
12 +Texas Holdem' Poker Night ~ 6:30pm
13 *Drive In Movie ~ 7pm
16 & 30 *Trivia Tuesdays ~ 6:30pm
19 *Game Night ~ 6:30pm
20 *Dolly Steamboat Trip at Canyon Lake ~ 12 pm departure time

June

- 2 *Tequila Tasting Event, sponsored by Tequila Snobs ~ 6:00pm
3 Pool Party ~ 5pm
9 +Texas Holdem' Poker Night ~ 6:30pm
10 Fourth of July Craft Day ~ 11am
16 *Game Night ~ 6:30pm
17 *Painting Party ~ 3pm
17 *Father/Daughter Dance ~ 7pm
22 *Mulberry Annual Meeting ~ 6:30pm

*** RSVP required to lmackuse@ccmcnet.com—Space is limited**

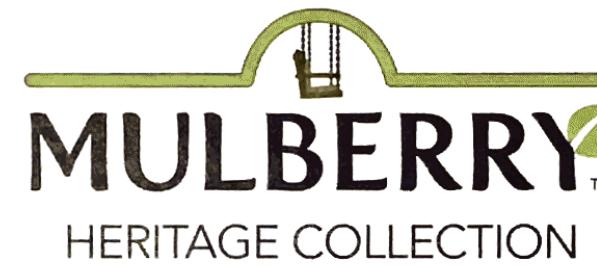
Fitness with Brandy! T/TH—5:00am—FREE

YOGA! Sunday 4-5:15pm with Nimisha!

+Texas Holdem' Poker Night—contact Alex at alex@apsaz.com

Walking Group every Tuesday 6pm

Events are subject to change.



MULBERRY — *Imagine a Street Scene Like This. You Won't Find One Anywhere Else!*



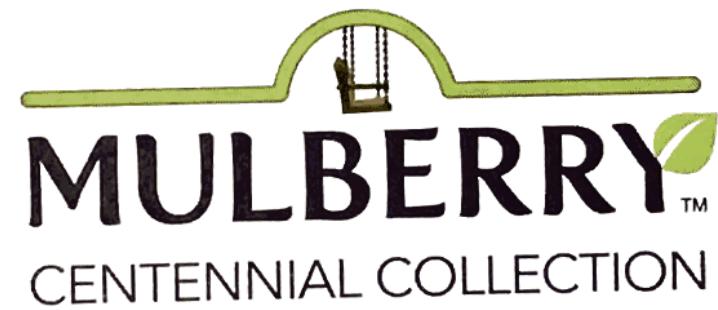
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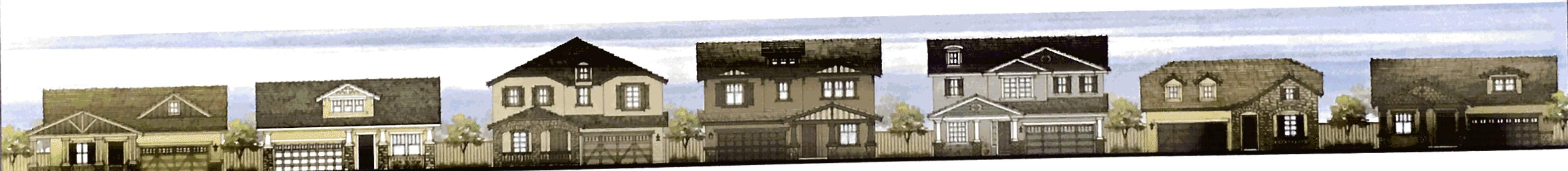
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480-733-9000





MULBERRY — *Imagine a Street Scene Like This. You Won't Find One Anywhere Else!*



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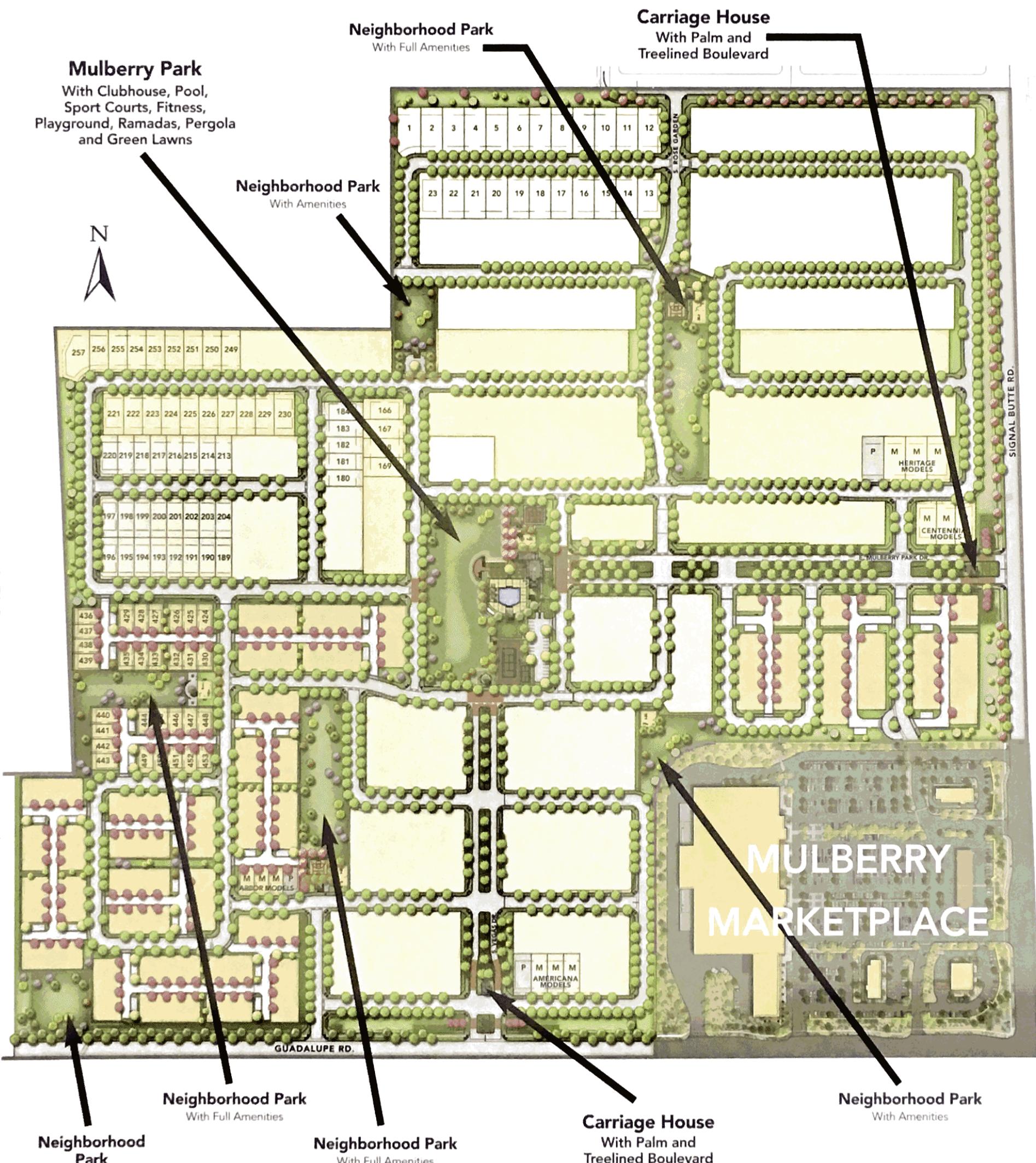
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MulberryNeighborhood.com

UNLIKE SOME COMMUNITIES, ALL PARKS AND COMMON AREAS OF MULBERRY BELONG TO MULBERRY RESIDENTS ONLY AND NOT THE GENERAL PUBLIC.



MULBERRY NEIGHBORHOOD PLAN

480-895-6300 **480-895-2800**
Arbor Collection Americana Collection

BLANDFORD HOMES

480-733-9000 **480-733-9000**
Centennial Collection Heritage Collection

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REV 2/25/15



MulberryNeighborhood.com



Don't Miss this Limited Opportunity to Live in a Fairy-Tale Neighborhood — for Real!

Four collections of homes from 1,700 sq. ft. to just over 4,000 sq. ft. starting in the \$200's

THE MULBERRY STORY

Blandford Homes is creating hometown charm, for real! Mulberry is anticipated to be the neighborhood that EVERYONE falls in love with. It will feel like an enchanted land—magically reminiscent of the early 1900s when homes sprung up to create quaint neighborhoods. Blandford Homes presents an inspired line of home designs with significant character differences. Imagine corner lots featuring homes with wraparound porches!

This "New Old-Home Neighborhood" will be one-of-a-kind in Arizona.

The master plan and neighborhood amenities will be magical, too. Mulberry will feature two beautiful main entrances with lush landscaping. Tree-lined boulevards lead to centrally located Mulberry Park, no more than a 5-minute walk from anyplace in the neighborhood. You may feel as though you're in storybook land as you enjoy the park's impressive Georgian Colonial-style building complete with white trim and green shutters, along with the sport courts, playground, pool, fitness, multipurpose room and huge great lawn area. Wow, just imagine the events, concerts, and celebrations you'll attend within the huge pavillions and green playing fields of Mulberry Park.

Adjacent to the community, Desert Ridge Junior and High Schools, as well as two elementary schools, are all part of the top-rated Gilbert School District. The 202 Santan and US 60 Superstition Freeways are each within approximately 1.8 miles of Mulberry. Mesa's tech corridor, including the new Apple plant, expected to provide thousands of job opportunities, lies just one mile south. Also within a mile you'll find major shopping, dining, a carwash and even an IMAX theater. A shopping area, "Mulberry Marketplace," planned for construction in 2015, will include a Fry's Marketplace designed in a Craftsman Bungalow style to tie into Mulberry's architectural theme. Mulberry residents won't even have to leave the community to shop!

The design of Mulberry does not take a backseat to its location. Most all sidewalks will be offset from the roads. Picture rose gardens, green grass, and large palm trees mixed with big, beautiful shade trees creating a true canopy over the streets and walkways. Mulberry is on track to open in early 2015 with a waiting list and sell out quickly. Unlike other Blandford Homes master-planned communities, this is a very limited opportunity offering homes from 1,700 sq. ft. to just over 4,000 sq. ft., starting in the low \$200's. Once complete, Mulberry will inspire others to try to duplicate the charming feel that's real: The "New Old-Home Neighborhood."

480-895-6300

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Arbor Collection

Americana Collection

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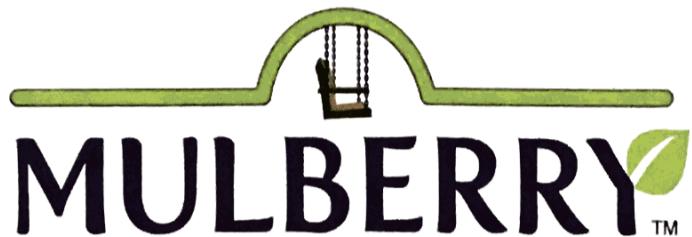
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Heritage Collection

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REV 1/7/15



MULBERRY™
MulberryNeighborhood.com



(1) BOULEVARD STREETSCAPE
 (2) THEMATIC STREETSCAPE
 (3) POOL
 (4) BASKETBALL COURT
 (5) PICKLEBALL COURT

(6) TENNIS COURT
 (7) RAMADA
 (8) ROSE GARDEN
 (9) PERGOLA SHADE STRUCTURE
 (10) CONCRETE SIDEWALK

(11) DECORATIVE PAVERS
 (12) SPECIMEN TREE
 (13) TOT LOT
 (14) CLUBHOUSE
 (15) GREAT LAWN

(16) PARKING LOT
 (17) OVERLOOK



MULBERRY PARK

480-895-6300 **480-895-2800**
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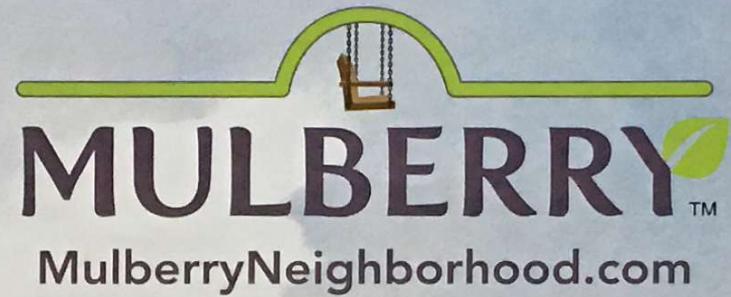
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 Centennial Collection Heritage Collection

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REV 1/7/15



MULBERRY CLUBHOUSE

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MULBERRY™

The "New Old-Home Neighborhood"

Top 10 Reasons to LIVE in Mulberry

BEST OVERALL INVESTMENT — Millions of extra dollars spent to create real resort-quality entries, date palm boulevards like none other, carriage houses, specialty street lighting, lush landscaping, unique theme walls and meaningful amenities. Well planned master-planned neighborhoods with extensive quality amenities within a mile to major shopping and dining areas always have higher property values versus neighborhoods that do not have these qualities.

RESORT-QUALITY AMENITIES — A true resort-style master-planned neighborhood for families of all types that include a Georgian Colonial-style clubhouse complete with white trim and green shutters, along with sport courts, playgrounds, pool, fitness, multipurpose room, party terrace and huge great lawn area. Mulberry also offers seven parks, decorative pergolas, extensive landscaping with resort-style date palm trees and a Lifestyle Director for organized community events and lifestyle opportunities.

THE BOULEVARDS OF MULBERRY — Mature resort-quality date palms and shade trees alternating along the streets, combined with lush shrubs and green grass, will make Mulberry a neighborhood you haven't experienced before in Arizona. Mulberry will be "green," and we have created a perfect balance of color and conservation in our vision with a combination of real and artificial grass. Specialty decorative street lights and two Grand Carriage Houses complete the Mulberry Boulevard experience.

NEW OLD-HOME NEIGHBORHOOD — An inspired line of home designs with significant character differences and strong architectural diversity with special focus and control over what is built next door, down the street, and across the street from one another. Tree-lined streets, with careful planning on tree selection and placement, create a unique environment. This "New Old-Home Neighborhood" will be one-of-a-kind in Arizona.

HIGHLY COVETED GILBERT SCHOOLS — Augusta Ranch Elementary, Desert Ridge Junior High and Desert Ridge High School — all with City of Mesa taxes.

WRAPAROUND PORCHES — Most corner lots featuring homes with architecturally enhanced wraparound porches along with significant additional open space to pull the homes away from the corner.

LOCATION, LOCATION, LOCATION — The 202 Santan and US 60 Superstition Freeways are each within approximately 1.8 miles of Mulberry. Mesa's tech corridor, expected to provide thousands of job opportunities, lies just one mile south. Within one-half mile you'll find major shopping, dining, a carwash and even an IMAX theater. A shopping area, "Mulberry Marketplace," planned to break ground in summer 2015, will include a Fry's Marketplace designed in a Craftsman Bungalow style to tie into Mulberry's architectural theme. Mulberry residents won't even have to leave the neighborhood to shop.*

ROCK SOLID STABILITY — Blandford Homes is a financially stable Arizona-based privately owned homebuilder with 37 years experience building first-class nationally recognized master-planned neighborhoods such as Las Sendas, Mountain Bridge and now, Mulberry.

NO CFD TAXES — NO "CFD Taxes" and ALL neighborhood amenities, common areas, and parks belong to the residents only, not the general public.

BUILDER REPUTATION — Blandford Homes is the only Arizona-based builder that has been awarded "5" J.D. Power awards for Best Customer Satisfaction in Phoenix. A quality homebuilder and a one-of-a-kind community leads to higher property values and return on your investment.



CENTENNIAL
COLLECTION

CENTENNIAL COLLECTION
RESIDENCE TEN

2,279 Square Feet



BUNGALOW



BUNGALOW WITH EXPANDED PORCH

**BLANDFORD
HOMES**

MulberryNeighborhood.com

PRELIMINARY 9/3/15
Minor modifications will
be forthcoming

All room dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows and floor plans may vary with each elevation. Please consult a Sales Manager for details. NOTICE: Copyright ©2015 Blandford Homes, LLC. All rights reserved. Patent pending. The elevations and floor plans depicted herein are proprietary and the property of Blandford Homes, LLC, and are protected under Federal Law. We will aggressively enforce our Federal and proprietary rights.



CENTENNIAL
COLLECTION

CENTENNIAL COLLECTION
RESIDENCE TEN

2,279 Square Feet



COTTAGE



COTTAGE WITH EXPANDED PORCH

**BLANDFORD
HOMES**

MulberryNeighborhood.com

PRELIMINARY 9/3/15
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CENTENNIAL
COLLECTION

CENTENNIAL COLLECTION
RESIDENCE TEN

2,279 Square Feet



CRAFTSMAN



CRAFTSMAN WITH EXPANDED PORCH

**BLANDFORD
HOMES**

MulberryNeighborhood.com

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CENTENNIAL
COLLECTION

CENTENNIAL COLLECTION
RESIDENCE TEN
2,279 Square Feet



TRADITIONAL



TRADITIONAL WITH EXPANDED PORCH

**BLANDFORD
HOMES**

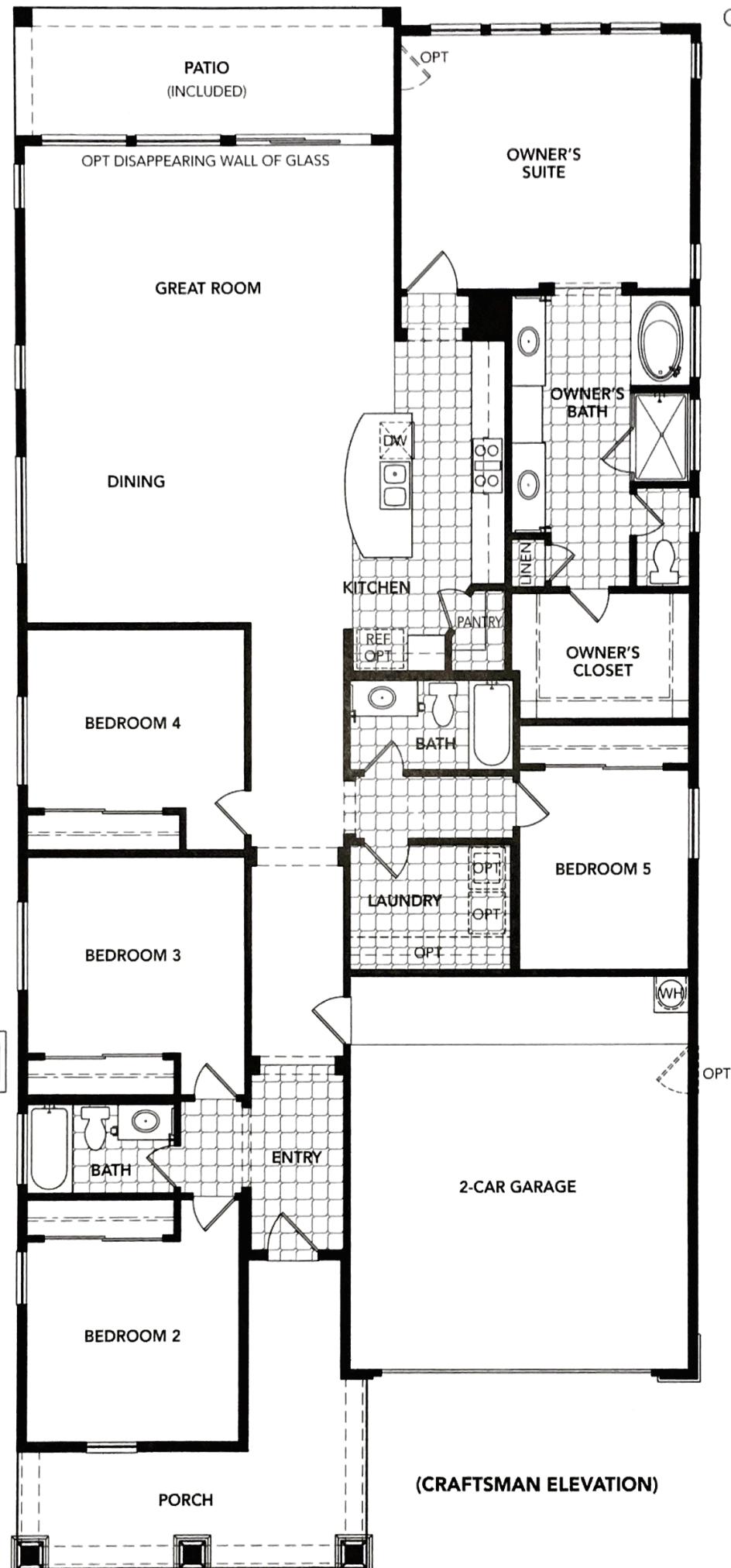
MulberryNeighborhood.com

PRELIMINARY 9/3/15
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CENTENNIAL
COLLECTION



**BLANDFORD
HOMES**

MulberryNeighborhood.com

PRELIMINARY 11/16/15
Minor modifications will
be forthcoming

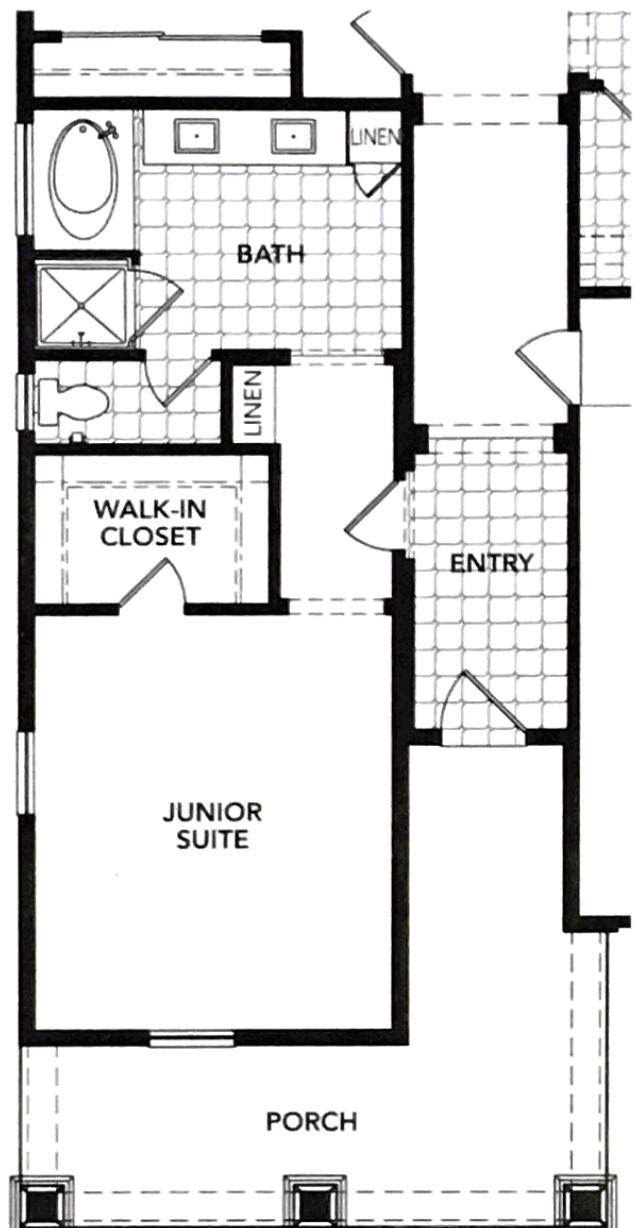
All room dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows and floor plans may vary with each elevation. Porch size, railing, columns, courtyards, gates vary dramatically per front elevation theme style. Please consult a Sales Manager for details. NOTICE: Copyright ©2015 Blandford Homes, LLC. All rights reserved. Patent pending. The elevations and floor plans depicted herein are proprietary and the property of Blandford Homes, LLC, and are protected under Federal Law. We will aggressively enforce our Federal and proprietary rights.



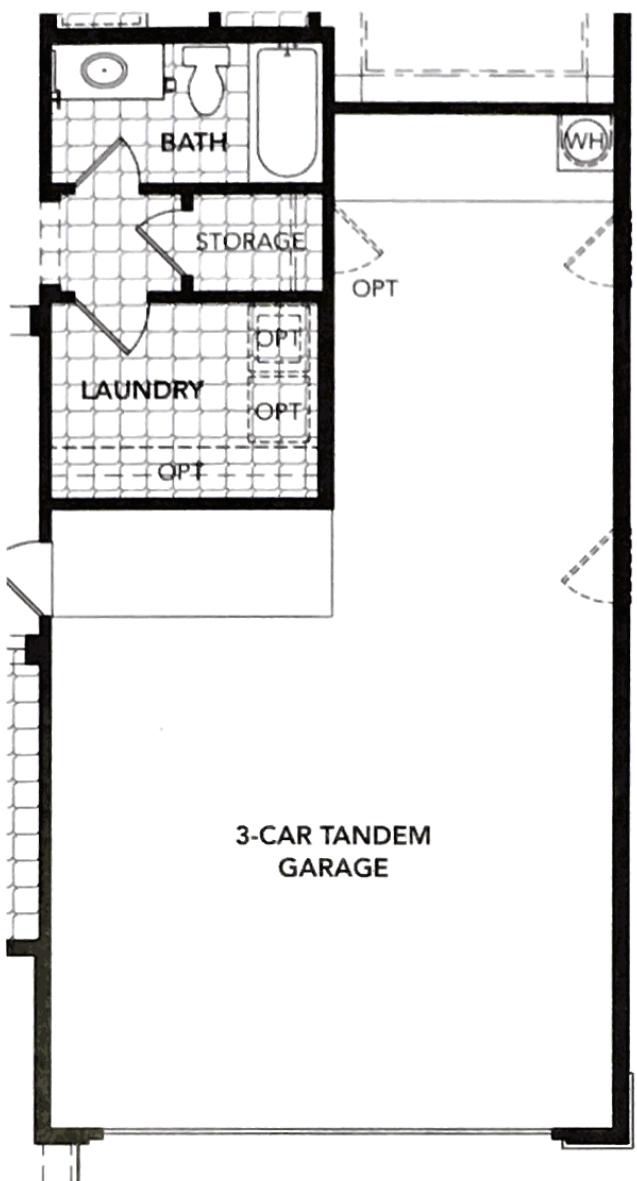
CENTENNIAL
COLLECTION

CENTENNIAL COLLECTION
RESIDENCE TEN

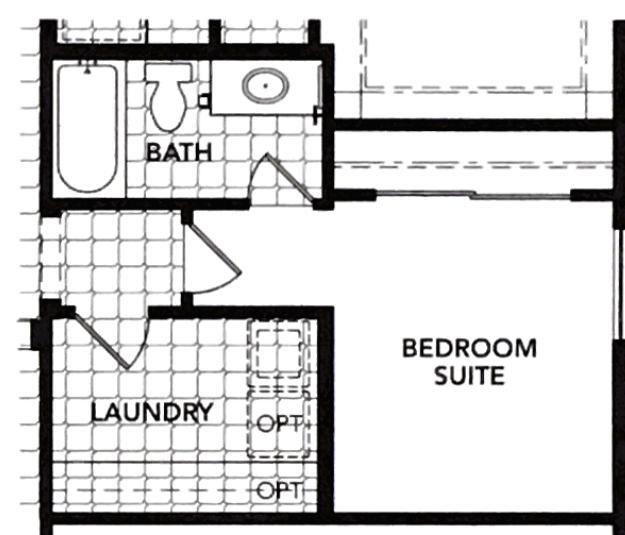
2,426 Square Feet



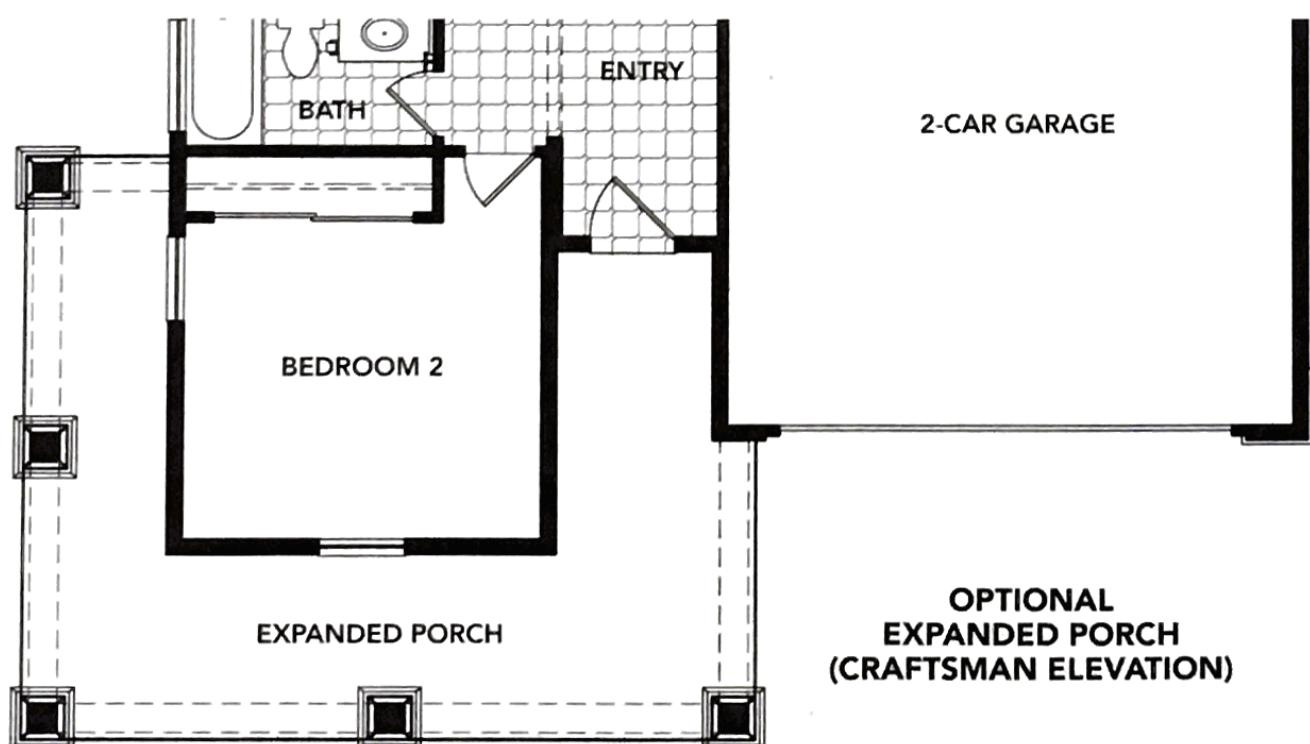
OPTIONAL JUNIOR SUITE
ILO BEDROOMS 2 & 3



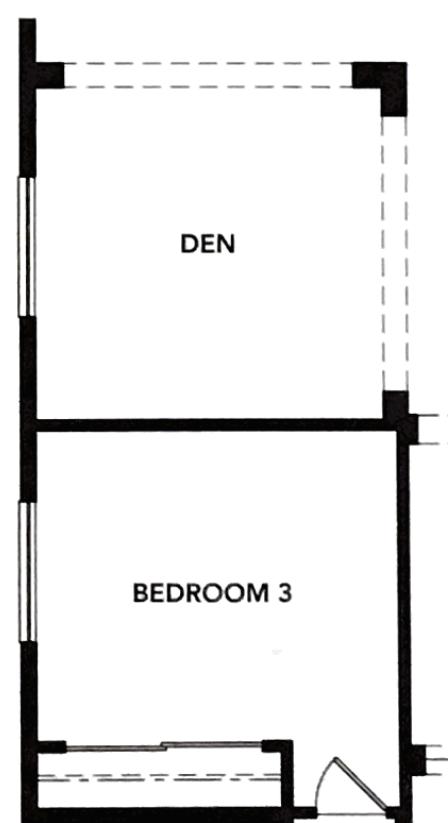
OPTIONAL 3-CAR
TANDEM GARAGE
ILO BEDROOM 5



OPTIONAL BEDROOM SUITE



OPTIONAL
EXPANDED PORCH
(CRAFTSMAN ELEVATION)



OPTIONAL DEN

**BLANDFORD
HOMES**

MulberryNeighborhood.com

PRELIMINARY 11/16/15
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Residence 10 Typical Option List*

Base Price	
Delete bedroom 5 and choose 3 car tandem garage, credit:	(\$3000)
Premium Home site, corner lots include the wrap-around side porch (if selected)	
Black GE Appliance package with gas range	Included
Stainless Steel GE appliance package with gas Range	\$980
-OR- Upgrade to GE slate color range pkg. Similar shown in the Residence 7 model. \$1825-980 for a net price of:	\$845
-OR- Upgrade to GE stainless range with Power Boil and steam dishwasher Cost is \$1660 however you get a credit of \$980 for a net price of:	\$660
-OR- Upgrade to Kitchenaid 5 burner stainless steel package (cost is \$2145 less the credit of \$980 for a net price of:	\$1165
-OR- Upgrade to a GE pro-look stainless steel cook top, separate wall oven, micro and dishwasher \$7125 less \$980 credit for a net price of:	\$6145
GE side by side stainless refrigerator w/ dispenser 25 cu ft	\$1985
GE side by side counter depth refrigerator stainless	\$2975
Base grade 2 CM granite in kitchen with eased edge, choice of 6 colors	\$2670
-OR- Upgrade to thicker 3 CM granite in kitchen with eased edge, choice of six colors. Cost of \$3715-\$2670 credit for net price of:	\$1045
Add another 3CM laminated edge on the kitchen countertops to make the granite edge look 6CM thick	\$1835
Undermounted stainless steel double bowl sink with chrome	N/C

pull out faucet	
-OR- Upgrade std kitchen sink from to Blanco Diamond sink	\$560
-OR-Upgrade std kitchen sink from to single bowl stainless sink	\$515
-OR-Upgrade std. kitchen sink to white apron front sink	\$1895
Upgrade kitchen pantry door to script door	\$915
Add knobs to cabinet doors	\$910
Add built in cabinet refrigerator look	\$585
Standard alder cabinets, choice of stain (similar shown in Res 8)	N/C
-Or- Upgrade to 1 st level cabinets with raised uppers (similar cabinet style with optional hardware is shown in the Res 4 model home at the Arbors neighborhood)	\$2710
-OR- Upgrade to 2 nd level maple, cream cabinets with uppers (similar cabinets shown in Res 7 model home at the Americana models)	\$4500
Custom painted island	\$795
Add roll out shelf in kitchen (each)	\$90
Add full linen cabinet outside the master bedroom	\$1220
Laundry upper cabinets in std alder over washer/dryer	\$1130
Super shower ILO tub and shower, cultured marble	\$3980
Rectangle sinks ILO of oval at master bathroom	\$525
Choose either a single or double mirror at the master bath	N/C
Framed mirrors at all bathrooms	\$2180
Chrome fixtures and accessories in bathrooms, satin nickel door hardware (handles and hinges)	N/C
-OR- Satin Nickel finish pkg. Plumbing and lighting fixtures and door hardware (handles and hinges)	\$1565
-OR- Oil rubbed bronze finish, plumbing, lighting and door hardware (handles and hinges)	\$2085
Add Portofino master bath countertops and bath and shower walls in lieu of cultured marble	\$4425
Choose either std. height Riverside or Shaker style int. doors	N/C
Upgrade to 8' tall interior doors, Riverside hollow core	\$2540

Upgrade to 8' tall interior doors, Shaker style solid core	\$4390
Taller base boards throughout	\$1050
Upgrade front door to one of the glass front doors	\$880-1705
Two tone paint package	\$3510
Glass top garage door	\$495
Garage side exit door	\$1230
Upgrade to 8' high garage door from standard 7'	\$575
Pre-wire for future security system	\$575
Pre-wire home for theater and stereo	\$985
Pre-wire for two future pendent lights with switch	\$275
Pre-wire for future fan with two switches on porch or patio	\$350
Add four recessed can lights with switch any room	\$1095
Pre-plumb for future soft water system	\$650
Pre-plumb for gas for future dryer or BBQ (per location)	\$650
Add utility sink in garage	\$880
Pre-plumb for reverse osmosis to refrigerator	\$295
Add wall of glass at nook	\$12290
Add den in lieu of bedroom	N/C
Add grass strips to driveway	\$495
Upgrade from real turf to artificial turf in your included front yard landscape package	\$1180
Upgrade to 3rd level carpet in non-tiled areas	\$3162
18" ceramic tile in kitchen, nook entry, utility room and bathrooms (see floorplan for std areas)	N/C
-OR- Upgrade from standard 18" tile areas to 'B' level 20" X 20" tiles in kitchen, nook, great room, hallway, bathrooms and utility room	\$6458
-OR-Upgrade std. 18" tile to wood look 'D' grade tile in Kitchen, nook, great room, hallway, bathrooms and utility room	\$10,696