

PINNACLE WEST HOMES

ELEVATE YOUR LIFE



ASCEND AT VERRADO

3-CAR GARAGE INCLUDED!

(PER PLAN)

(ALL 2-STORY)

FHA

5% DOWN

ESTIMATED MONTHLY PAYMENT ESTIMATED MONTHLY PAYMENT

Sterling 1875 sq. ft., 3 bedroom, 2.5 baths, 2 Large Walk-in Closets at Master, Open Plan	2-CAR GARAGE	\$209,900	\$1,267 PITI & MIP	\$1,243 PITI & MIP	2 nd Model
Majestic 2212 sq. ft., 3 bedroom, 2.5 baths, Covered Patio, Extra Large Master Bath & Suite	2-CAR GARAGE	\$224,900	\$1,347 PITI & MIP	\$1,321 PITI & MIP	1 st Model
Inspiration 2212 sq. ft., 3 bedroom, 2.5 baths, Covered Patio, Extra Large Snail Shower in Master	3-CAR GARAGE	\$236,900	\$1,385 PITI & MIP	\$1,368 PITI & MIP	
Brilliance 2280, sq. ft., Opt Bedroom 4 or Den Downstairs, Loft. Large Master Suite	3.5-CAR GARAGE	\$226,900	\$1,357 PITI & MIP	\$1,331 PITI & MIP	
Elegance 2515 sq. 4 Bedroom, 3 Full Baths, 1 Bedroom Down Covered Patio, Upstairs Loft, Extra Large Snail Shower	2.5-CAR GARAGE	\$239,900	\$1,395 PITI & MIP	\$1,373 PITI & MIP	
Premier 2515 sq. 4 Bedroom, 3 Full Baths, 1 Bedroom Down Covered Patio, Upstairs Loft, Extra Large Snail Shower	3-CAR GARAGE	\$249,900	\$1,481 PITI & MIP	\$1,451 PITI & MIP	3 rd Model

Receive up to **\$4,000** for closing costs with use of our Preferred Lender!
For More Information Call:

Gary Pelletier: 480-304-2191

Visit us @ www.PinnacleWestHomes.com

Pinnacle West Homes Reserves the right to modify home design, materials, features and upgrades, construction methods, pricing and terms without notice or obligation. All square footages are approximate. Floor plans and elevations are artistic conceptions and are subject to change. No offer may be made or accepted without acceptance of receipt of the Arizona Public Report. Equal Housing Builder. Prices do not include lot premiums or optional upgrades. *FHA payment based on FICO score. FHA 3.5% down, 4.555% APR 4.5% Interest Rate.



FREE BUILDER INCENTIVES SAVE \$1,000'S IN UPGRADES!

	NORMAL COST	YOUR COST
COVERED PATIO	\$2,990	\$0
STAINLESS STEEL, WHIRLPOOL® 5-BURNER GAS STOVE WITH GRIDDLE	\$980	\$0
STAINLESS STEEL, WHIRLPOOL® DISHWASHER WITH "QUIET PARTNER I" INSULATION	\$345	\$0
STAINLESS STEEL, WHIRLPOOL® BUILT-IN MICROWAVE	\$295	\$0
GRANITE SLAB KITCHEN COUNTERTOPS	\$4,800	\$0
MAPLE CABINETS WITH UPGRADED DOORS AND DOOR HARDWARE	\$1,290	\$0
UPGRADED 18" X 18" TILE (Entry, kitchen, baths and laundry room)	\$1,660	\$0
TILE KITCHEN BACKSPLASH (full height above kitchen countertops)	\$600	\$0
OVERSIZED 8 FOOT TALL GARAGE DOOR	\$380	\$0
GARAGE DOOR OPENER WITH TWO TRANSMITTERS	\$350	\$0
EXTRA LARGE WALK-IN SNAIL SHOWER , IN OWNER'S SUITE (PER PLAN)	\$1,250	\$0
5" DECORATIVE BASEBOARDS THROUGHOUT	\$575	\$0
UPGRADED, DELTA® PULL-OUT KITCHEN FAUCET WITH SPRAYER	\$270	\$0
UNDERMOUNT EXTRA DEEP STAINLESS STEEL KITCHEN SINK	\$290	\$0
PULL OUT CABINET WITH DOUBLE BINS FOR TRASH AND RECYCLE	\$280	\$0
CEILING FAN PREWIRE AND BRACING IN GREAT ROOM AND ALL BEDROOMS	\$580	\$0
UPGRADED LIGHT FIXTURES IN DINING ROOM, BATHS AND ALL BEDROOMS	\$680	\$0
RECESSED CAN LIGHTING AT KITCHEN & COVERED PATIO/PORCH AREAS	\$550	\$0

TOTAL: \$18,165

- SUPERIOR ENERGY EFFICIENCY LOW-E WINDOWS WITH VINYL FRAMES
- 3 HONEYWELL® PROGRAMMABLE THERMOSTATS (PER PLAN)
- RADIANT BARRIER SHEATHING IN THE ATTIC
- AIR-TIGHT SEALING OF THE HOME TO STOP LEAKS OF HOT OR COLD AIR
- EXTRA EFFICIENT WATER HEATER
- CARRIER® 15 SEER AIR CONDITIONING
- R-38 CEILING INSULATION
- ENERGY EFFICIENT NATURAL GAS FOR COOKING AND HEATING

**ENERGY
STAR SAVES
MONEY
EACH
MONTH**



YOU SAVE \$18,165



Ascend at Verrado

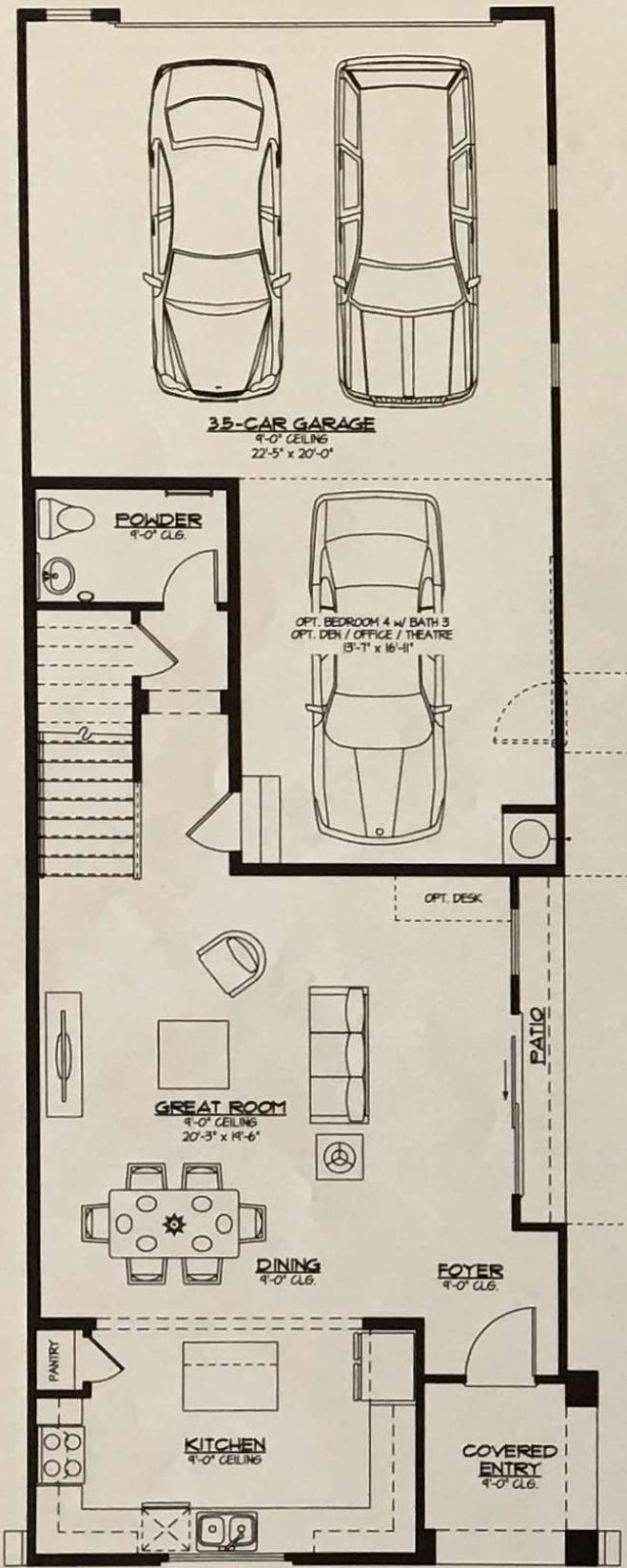
"The Brilliance"

*Approx. 2,280 Square Feet / 3 Bedroom / 2.5 Bath
3.5-Car Tandem Garage / Loft / Great Room*



*Elevation C
Craftsman*



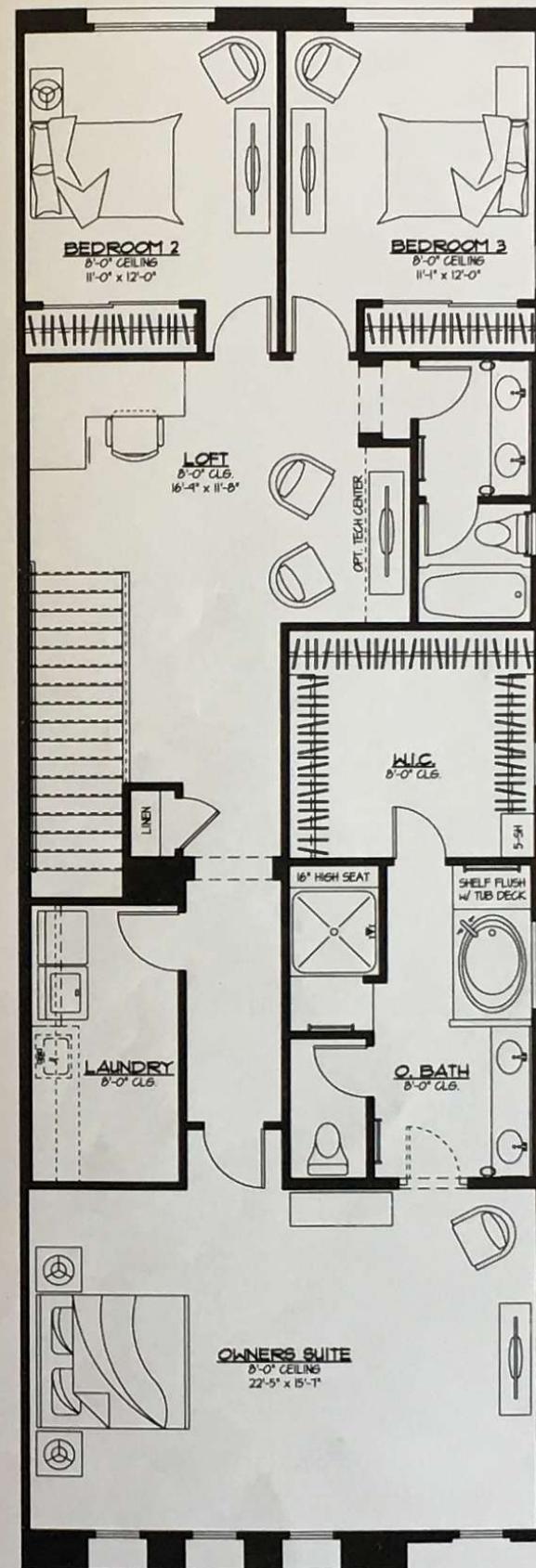


First Floor

"The Brilliance"

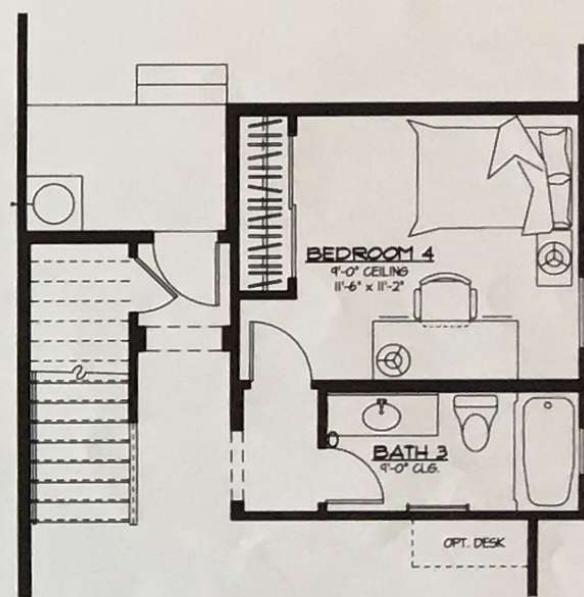
Plan 2280

- Approx. 2,280 Square Feet
- 3 Bedrooms
- 2.5 Baths
- 3.5-Car Tandem Garage
- Large Great Room

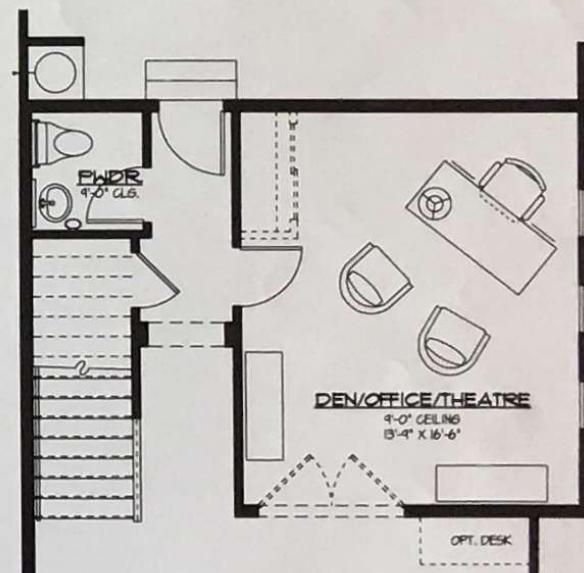


Second Floor

- Loft
- Separate Garden Tub & Shower
- Oversized Laundry
- Large Toilet Area w/ Shelf
- Spacious Owner's Suite



*Opt. Bedroom 4 w/ Bath 3
ILO Tandem Garage*



*Opt. Den/Office/Theatre
ILO Tandem Garage*



Elevation A
Spanish



Elevation B
Western Cottage

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Ascend at Verrado

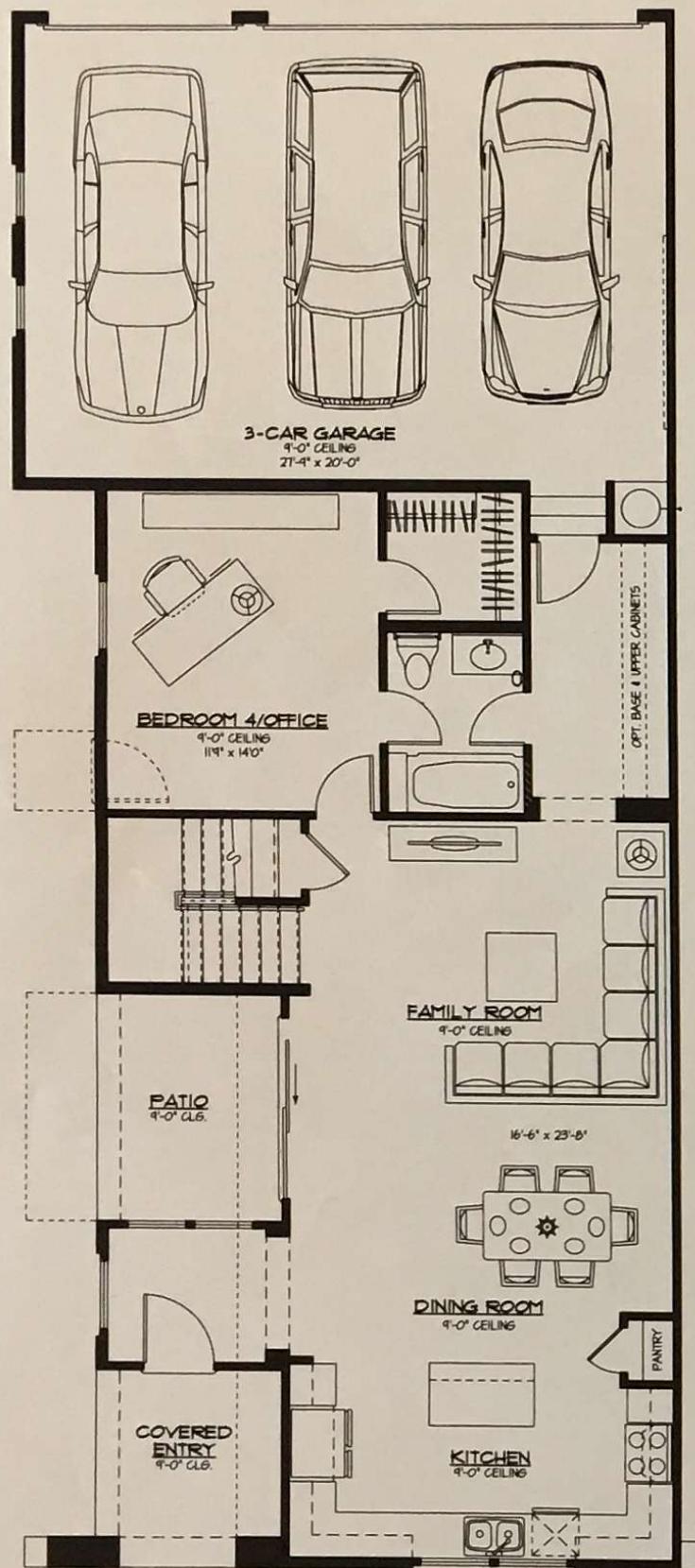
"The Premier"

*Approx. 2,515 Square Feet / 4 Bedroom / 3 Bath
Loft / 3-Car Garage / Family Room*



*Elevation C
Spanish Mission*



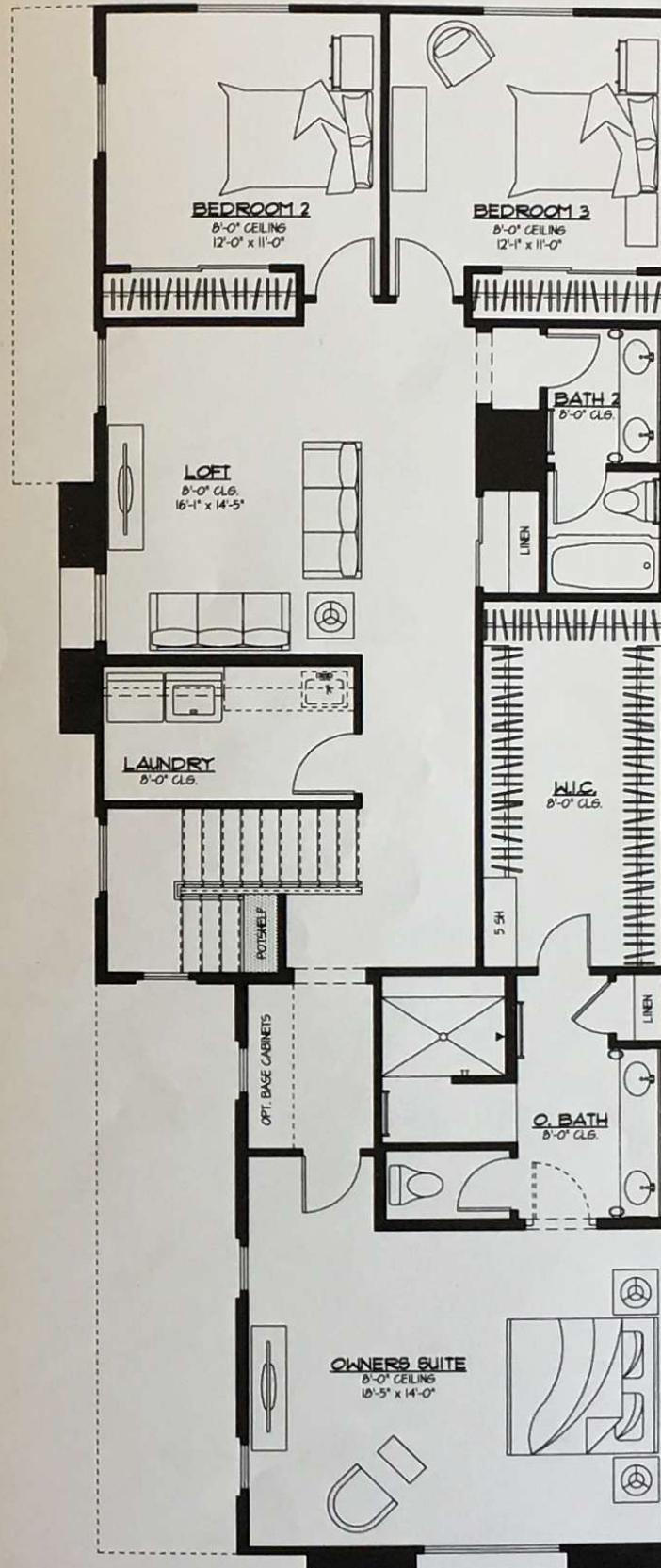


First Floor

"The Premier"

Plan 2515

- Approx. 2,515 Square Feet
- 4 Bedrooms
- 3 Baths
- 3-Car Garage
- 1st Floor Bedroom w/ Walk-In Closet And Full Bath
- Mud Room
- Open Family Room, Dining Room, And Kitchen
- Covered Patio



Second Floor

- Spacious Loft
- Oversized Laundry
- Large Walk-In Closet at Owner's Suite
- Large Snail Shower w/ Bench at Owner's Suite



Elevation A
Spanish



Elevation B
Craftsman

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