

# New Community Coming Soon!

## Cordoba at Montecito

**Take advantage of Pre-Grand Opening Pricing Now!**

### **Offering**

- 2,455 - 4,207 sq. ft.
- 3 - 5 bedrooms
- 2.5 - 3 baths
- 3-Car garages
- 1 - 2 level homes available!

### **CORDOBA AT MONTECITO**

Cordoba at Montecito will have a strong focus on livability, entertainment, and an outdoor lifestyle! A play area for children will be included to support this value. This master planned community will be located close to the new community club.



By appointment ONLY!

**Joe Rubalcaba**  
[jrubalcaba@wmryan.com](mailto:jrubalcaba@wmryan.com)  
(480) 399-5077

  
**William Ryan Homes**



# CORDOBA AT MONTECITO

17951 W. Granite View Dr., Goodyear AZ 85338

Model	Description	Square Footage	Price
<b>Tierra</b>	3 Bedroom, 2 1/2 baths, Study, Great Room, Oversized Center Island, Luxurious Master Bath with Walk-in Shower, 3-Car Tandem Garage	2455 Single Story	\$289,990
	Optional 2 <sup>nd</sup> Floor Bedrooms	3433 2-Story	See Sales Rep
<b>Viento</b> <i>(Model)</i>	3 Bedroom, 2 1/2 Baths, Study (Opt. 4 <sup>th</sup> Bedroom/Game Room), Great Room, Oversized Center Island, Luxurious Master Bath with Walk-in Shower, 3-Car Tandem Garage, Courtyard	2728 Single Story	\$316,990
	4 Bedroom, 3 Baths, Study, Oversized Center Island, Luxurious Master Bath with Walk-in Shower, Dining Area, 3-Car Tandem Garage	2943 Single Story	\$331,990
<b>Aqua</b> <i>(Model)</i>	<i>Shown with 2<sup>nd</sup> Floor Bedrooms</i>	4207 2-Story	See Sales Rep

### Unique Lifestyle Options include:

Oversized Covered Patios and 2<sup>nd</sup> Floor Bedrooms, Balconies,  
 Prep Kitchen, up to 6 Bedrooms (per plan)  
 Extended Covered Patios, Multi-Slide Stacking Glass Doors, up to 20' wide

*(Options vary by Plan)*  
 04/17/17

Joe Rubalcaba  
 New Home Counselor  
 480-399-5077  
 jrubalcaba@wmryan.com



# CORDOBA AT MONTECITO

## LUXURY ENHANCEMENTS

### Interior Finish

- 10' Ceiling Height
- Oversized Secondary Bedrooms with Multi-Level Shelving in the Closets
- Skip Trowel Drywall Texture on Interior Walls with Rounded Corners, including Window Recesses
- 8' Interior Doors at Master Suite
- Lever Interior Door Hardware in Choice of Finish
- Decora Light Switches
- Double Switched Ceiling Fan Pre-Wire in all Bedrooms, Great Room, & Study/Den
- Whole House Premium Lighting Package
- 18" x 18" Ceramic Tile Flooring in Foyer, Kitchen, Breakfast Nook, Laundry Room, and Bathrooms
- Wall-to-Wall Stain Resistant Carpet

## PEACE OF MIND

### Energy Saving / Green Features

- 5-Star Energy Certified
- 8' Insulated Fiberglass Designer Entry Door
- Mechanical Engineered High-Efficiency 14 SEER Air Conditioner / 8.5 HSPF Heat Pump System
- Dedicated Air Return in Master Suite
- Spray Foam Insulation in all Exterior Walls of Livable Space
- Spray Foam Insulation on Roof Deck of Conditioned Attic Space
- LED Bulbs
- Dual Pane, "Low-E" Vinyl Windows with Weep Vents
- Gas 50-Gallon Water Heater
- Water-Conserving Fixtures Throughout Bathrooms and Kitchen
- Elongated Toilets
- Pex-A Water Supply System

## STYLE AND DESIGN

### Elegant Kitchens / Luxurious Master Baths

- 3 CM Granite Slab Kitchen Countertops
- Undermount, Stainless Steel, Double Bowl Sink; Pre-Plumbed for an RO system
- Oversized Kitchen Islands
- Walk-in Pantry
- GE Appliances
  - Electric Cooktop (Gas Available)
  - Built-in Wall Oven and Separate Microwave
  - Exterior Vented Hood
  - 4-Level Power Scrub Dishwasher
- 1/3 HP Garbage Disposal
- Ice-Maker Line at Refrigerator
- 42/36 inch "Castled", Recessed Panel Maple Wall Cabinets
- Raised Height Master Bath Vanities
- Oversized Walk-in Master Shower
- 12"x 12" Tile in Master Bath Shower w/ Kerdi Membrane

### "2020 Ready" Home System

- Home Automation Ready Structured Networking Panel with Power Source, TV, Phone and Data Modules
- CAT5(e) Data Cabling
- RG-6 Quad Shield High-Performance Coaxial Cabling
- Two (2) Telephone, Four (4) Data, and Four (4) TV Outlets in Pre-Determined Locations.

### Quality Construction Features

- Engineered Post Tension Slab with 3000 PSI Rated Concrete
- Exterior Coach Lighting at Garage
- 200 Amp Electrical Service
- Combination Smoke/Carbon Monoxide Detectors for Safety
- Pre-Plumbed Soft Water Loop
- Pre-Plumbed R.O. System
- 3 – Car Garages

### Eye-Catching Landscape Inclusions

- Distinctive Front Yard Landscape Designs with Multi-Zoned, Programmable Irrigation System
- Two Hose Bibs; One Front and One Rear of Home

## FLEXIBLE OPTIONS TO PERSONALIZE YOUR HOME

(Many Options and Features are Plan Specific\*)

### Low Maintenance Exteriors

- Three Authentic Southwestern Exteriors with Four-Sided Architecture
- Architecturally Distinctive Stucco Finish
- Concrete Driveways and Walks
- Insulated Steel Architectural Garage Doors With Automatic Opener
- Color-Through Concrete Roof Tile

### WRH Assurance

- William Ryan Homes 1-2-10 Limited/Transferable Warranty
- Buyer "Hard-Hat" Program
- Pre-Construction Meeting with Your Sales Representative and the Builder
- Pre-Drywall Review
- Pre-Closing Homeowner Orientation
- 60-Day and 11-Month Courtesy Review

- 2<sup>nd</sup> Floor Bedrooms, Balconies, Extended Great Room and Study
- Secondary Bedroom Suites
- Deluxe Free Standing Tub at Master Bath
- Up to 6 Bedrooms (varies by plan)
- 16' & 20' Stacking Patio Door Systems
- "Cornerless" Door Systems
- Extended Covered Patios

## MY HOME 24-7 HOMEOWNER WEBSITE

\*William Ryan Homes reserves the right to change floor plans, specifications, prices or installation methods without notice. Special wall treatments, window treatments, upgraded floor coverings, Softscape/hardscape landscaping and many other items featured in and around the model homes are decorator suggested and may not be included in the purchase price. In addition, the Quality Features listed above may not apply if additional options or upgrades are selected with a home. See a William Ryan Sales Counselor for specific information. (Above information is valid through the date on the reverse side of this document)

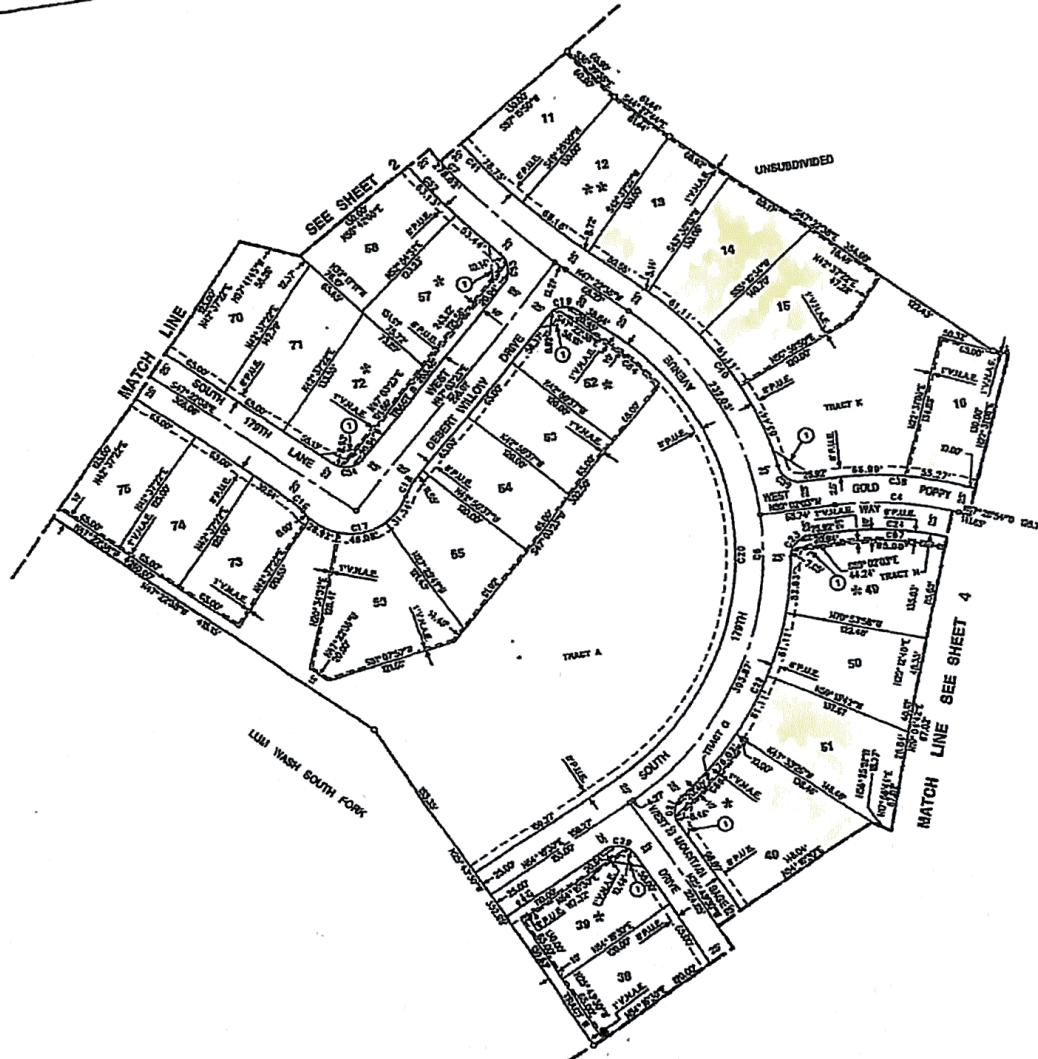
# CORDOBA AT MONTECITO



**William Ryan Homes**

*We Make it Easy*







**CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH**

# THE AQUA

2,943 Square Feet

To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



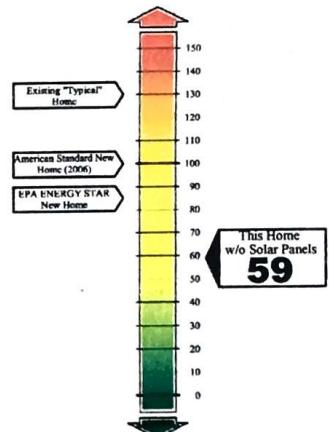
Spanish - Scheme 12



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Dimensions are approximate, may differ from actual plans and are subject to change without notice. Floor plans vary per elevation. Windows, doors and ceilings may vary on options and alternate elevations selected. Specifications, equipment, plans and pricing are subject to change without notice. Renderings (elevations and landscaping) are artist's conception only. Some optional features may or may not be shown. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a William Ryan Homes Sales Representative for complete information.  
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**HERS<sup>©</sup> Index**  
The HOME ENERGY RATING SYSTEM  
is your home's "miles per gallon". The  
LOWER the BETTER.



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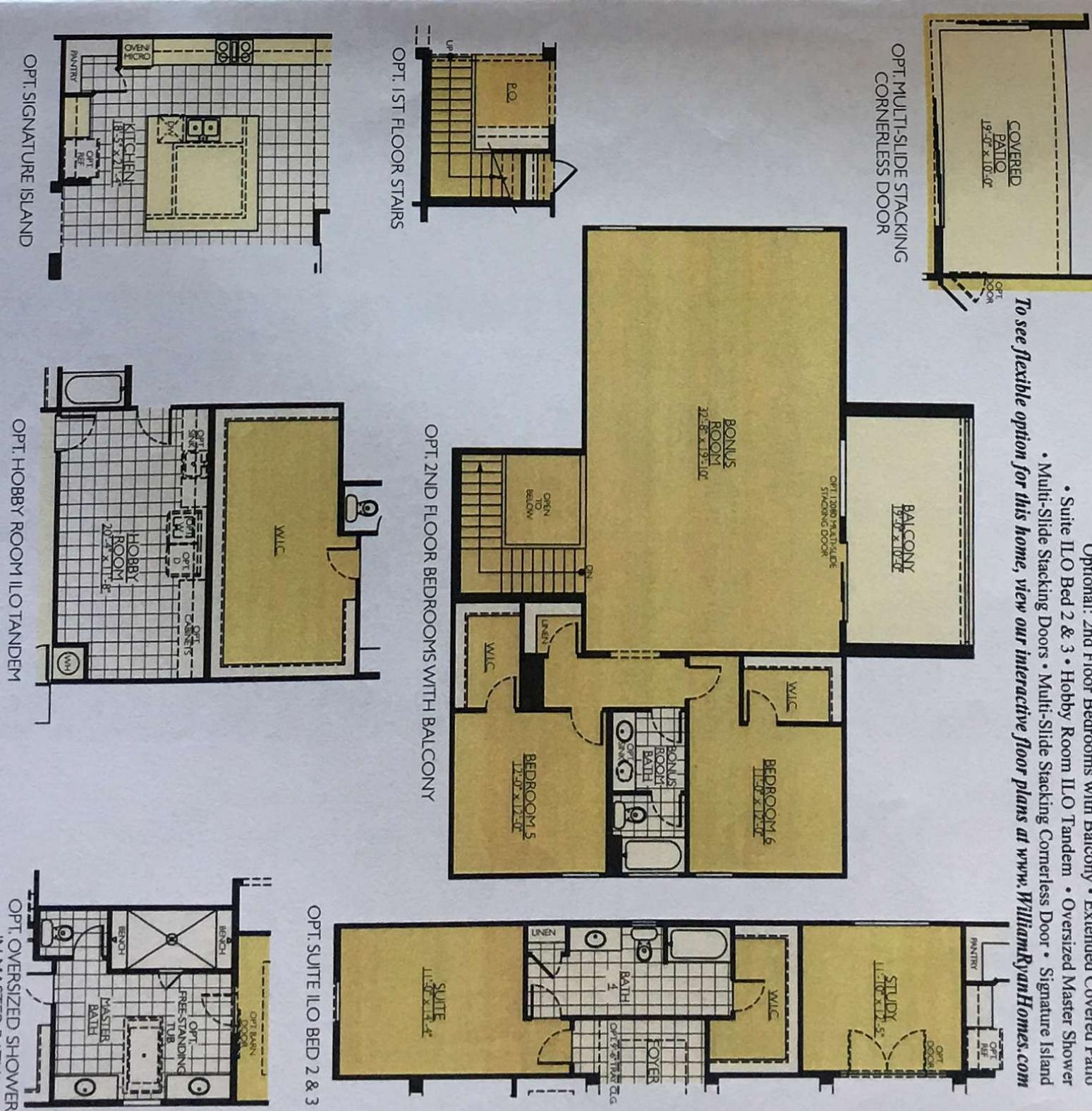
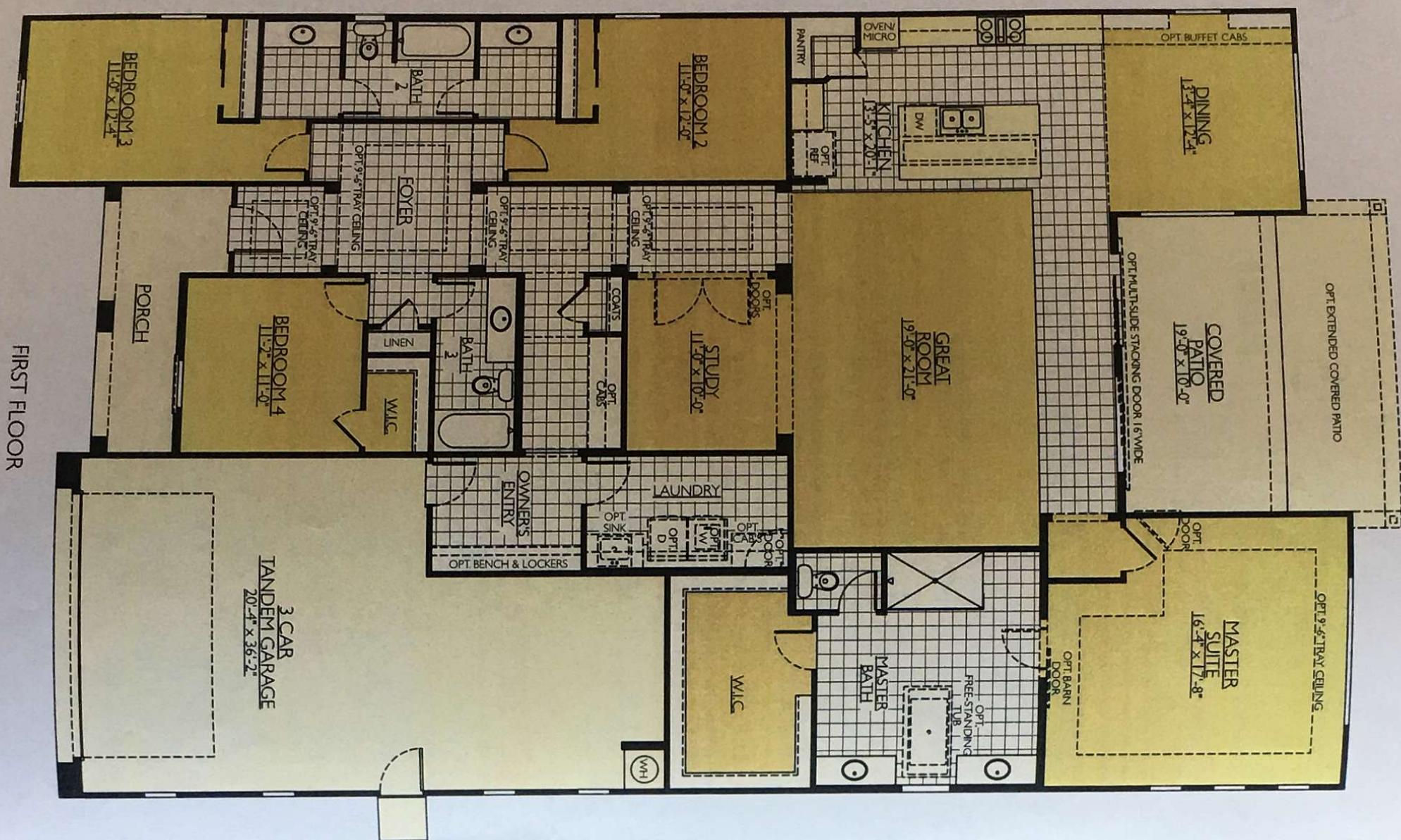
AQUA

2,943 Square Feet Single Story

- Optional: 2nd Floor Bedrooms with Balcony • Extended Covered Patio
- Suite ILO Bed 2 & 3 • Hobby Room ILO Tandem • Oversized Master Shower
- Multi-Slide Stacking Doors • Multi-Slide Stacking Cornerless Door • Signature Island

*To see flexible option for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)*

- Optional: 2nd Floor Bedrooms with Balcony • Extended Covered Patio
  - Suite ILO Bed 2 & 3 • Hobby Room ILO Tandem • Oversized Master Shower
  - Multi-Slide Stacking Doors • Multi-Slide® Stacking Cornerless Door • Signature Island



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FIRST FLOOR

William Ryan Homes



# THE AQUA



Monterey - Scheme 4



Hacienda - Scheme 8



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# THE TIERRA



Monterey - Scheme 1



Hacienda - Scheme 5



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OPT. OUTDOOR LIVING

**COVERED  
PATIO**

16'-0" x 10'-0"

OPT EXTENDED COVERED PATIO

OPT OUTDOOR LIVING

OPT. 12080 MULTISLIDE STACKING DOOR

OPT. TRAY CEILING

OPT. 12080 MULTISLIDE STACKING DOOR

OPT. TRAY CEILING

OPT. BALCONY

BALCONY  
12'-0" x 10'-0"

HALF WALL WI  
OPT. OUTDOOR LIVING

HALF WALL WI  
OPT. OUTDOOR LIVING

Optional: 2nd Floor Bedrooms • Balcony • Extended Covered Patio • Outdoor Living Area • Suite ILO Bed 2 & 3 • Prep Kitchen • Oversized Master Shower • Multi-Slide Stacking Doors • Signature Island To see flexible option for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)

# TERRA

2,455 Square Feet Single Story

3 Bedrooms • 2.5 Bath • Covered Patio • 3 Car Tandem Garage • Great Room

OPT. SIGNATURE ISLAND

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# THE TIERRA

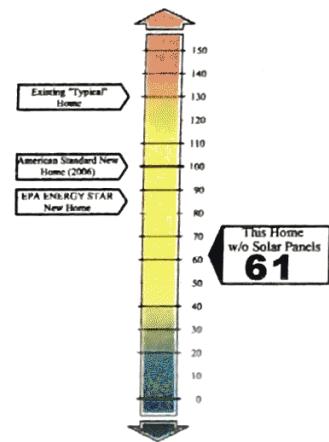
2,455 Square Feet

To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



## HERS<sup>©</sup> Index

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Spanish - Scheme 9



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# THE VIENTO



Monterey - Scheme 2



Hacienda - Scheme 7



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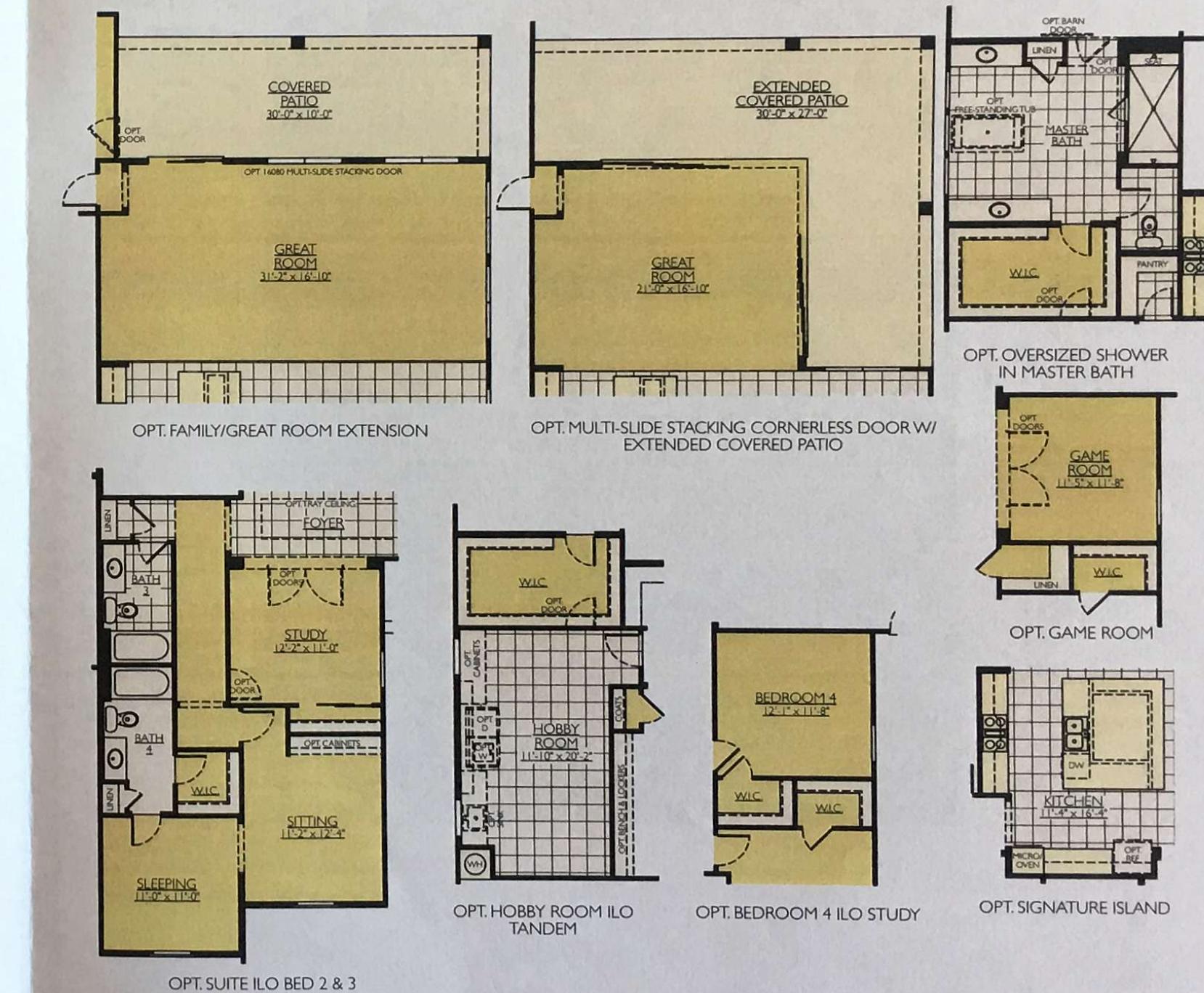
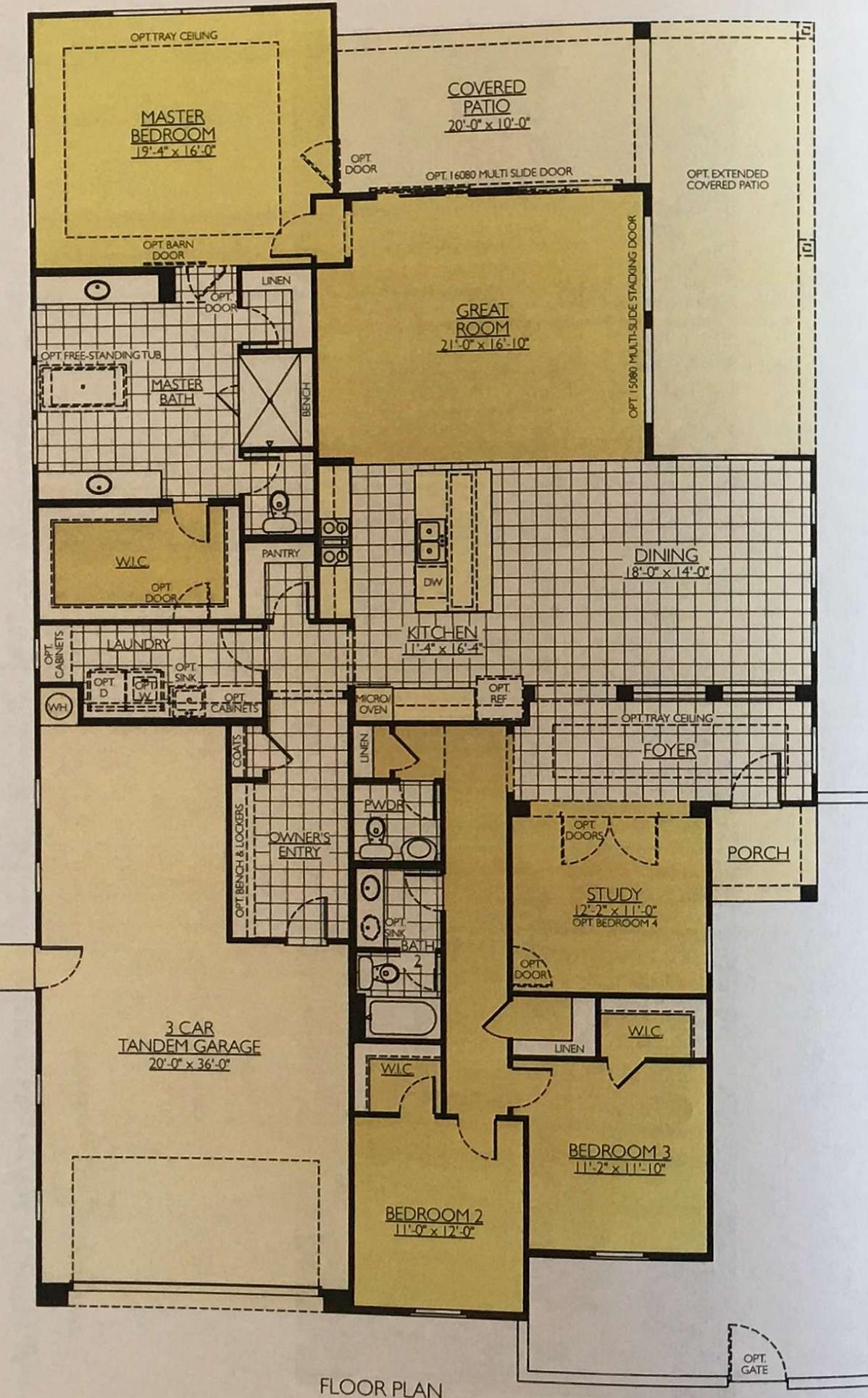
# VIENTO

2,728 Square Feet Single Story

3 Bedrooms • 2.5 Bath • Covered Patio • 3 Car Tandem Garage • Great Room  
Optional: Bed 4 ILO Study • Family/Great Room Extension • Extended Covered Patio

- Game Room ILO Study • Suite ILO Bed 2 & 3 • Hobby Room ILO Tandem • Oversized Master Shower
- Multi-Slide Stacking Doors • Multi-Slide Cornerless Doors • Signature Island

To see flexible option for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



# THE VIENTO

2,728 Square Feet

To see flexible options for this home, view our interactive floor plans at [www.WilliamRyanHomes.com](http://www.WilliamRyanHomes.com)



Spanish - Scheme 11

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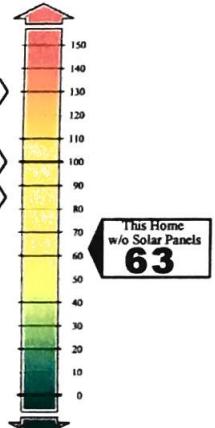
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## HERS<sup>®</sup> Index

The HOME ENERGY RATING SYSTEM is your home's "miles per gallon". The LOWER the BETTER.





# William Ryan Homes

We Make it Easy

## Spray Foam Insulation is Cost-Effective

Spray foam is actually one of the most affordable insulation solutions, especially when you consider the cost savings associated with choosing spray foam. Depending on the size of your home, the additional investment of Quik-Shield® spray foam can typically add \$10 - \$40 a month on a mortgage. However, because of the high energy-efficiency of foam, energy savings can run \$40 - \$150 a month. In most cases, the energy saving from the insulation exceeds the additional cost of the product, and puts extra money in your pocket the day you move into your new home.



## Spray Foam Insulation is Safe for Your Family

As a finished product in your home, spray foam is a near-zero VOC product and is also completely safe to touch. Other common insulating products, like fiberglass, have health and safety handling requirements, necessitating gloves and masks.

With its built-in air barrier, spray foam insulation also promotes a hypoallergenic environment and is proven to have important health benefits. Air barriers help shield the home from the infiltration of allergens, dust, mold, and pests, leading to a healthier environment for a family.

## Spray Foam Insulation is Sustainable

Spray foam insulation saves significant energy, which translates to a reduction in the amount of CO<sub>2</sub> emissions because less energy is required to be generated. Living in a home with spray foam insulation for 10 years can save 60,500 pounds of CO<sub>2</sub> emissions, equivalent to emissions from driving a car around the Earth 3.7 times.\* This directly reduces environmental impacts for the life of a home.

\*Based on 2,400 square foot example home, actual carbon footprint and energy savings will vary based on a number of factors including, local climate, and layout and design of the home.

The Quik-Shield brand is owned and operated by:



**SWD Urethane**

**800-828-1394 • [quik-shield.com](http://quik-shield.com)**



# William Ryan Homes

We Make it Easy

## The Facts About Spray Foam

At the core of current best-building practices is a drive to create energy-efficient and sustainable homes. Top builders know that this is best achieved through high-performance insulation, which is why many choose to use spray polyurethane foam. Whether you are concerned about the environment, your family's health and comfort, energy savings, or the durability of your new home, Quik-Shield® spray foam delivers meaningful value that will last for years to come.

## Spray Foam Insulation is a Proven Material

Spray polyurethane foam was invented in the late 1930's and was introduced into the residential home marketplace starting in the late 1960's. The earliest foam applications are now almost 50 years old, and have proven to be some of the most long lasting and durable insulation products. Today more than 375 million pounds of polyurethane spray foam products are sold annually in North America, enough foam to insulate over 200,000 homes.



## Spray Foam Insulation Outperforms Traditional Insulation Products

If you are buying a new home, which insulation you choose is far more important than many realize. Spray foam insulation is considered the best insulation on the market today because of its high insulation values and its air barrier qualities. This adds additional cost savings through reduction of air leakage and helps control moisture issues within a home. Quik-Shield® spray foam insulation commonly saves homeowners up to 50% on their heating and cooling bills, making it a cost effective choice for a new home. With rising energy prices and raised awareness, it's not surprising that spray foam insulation is one of the fastest growing insulation products on the market today.





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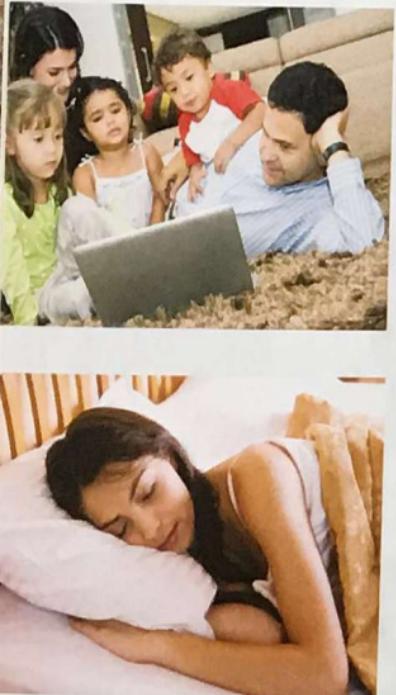
*We Make it Easy*



***Spray Foam  
Your Home***

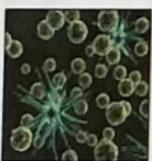
**Q** QUIK-SHIELD

# Life in Your Foam Insulated Home



## Shield Your Family From Allergens and Pollutants

Quik-Shield® spray foam insulation promotes a hypoallergenic environment and is proven to have important health benefits. Quik-Shield® is a seamless air barrier, which helps eliminate the risk of dangerous mold growth and reduces infiltration of dust, pollen, allergens, and insects. Traditional loose-fill insulation such as fiberglass or cellulose can actually encourage pests to live and breed in your home.



POLLEN



ALLERGENS



MOLD



INSECTS

## Peace and Quiet

Quik-Shield® open-cell spray foam is designed to absorb noise and gives you the ability to insulate and help control sound in all areas of the home. When applied in interior and exterior walls, it reduces noise pollution and can be used to create privacy zones in bedrooms, media rooms, or anywhere else you desire peace and quiet.



## Improve the Air You Breathe

Poor indoor air quality is a factor for serious and sometimes life threatening health effects, including cancer, infections, respiratory, and developmental problems. The Environmental Protection Agency and the American Lung Association have determined that air barriers, like Quik-Shield spray foam, help give your family a healthier indoor living environment.



## The Best Living Environment

Quik-Shield® closed-cell insulation carries GREENGUARD® GOLD certification, the highest certification level. This means Quik-Shield® has low VOC emissions, contains no formaldehyde, and helps provide the best possible living environment for your family.

# Sustainable Living



## Environmentally Friendly

Home energy bills are likely to double in the next 15 years and people will be forced to pay energy bills that they may not be able to afford. An energy-efficient Quik-Shield® insulated home helps protect your family by reducing monthly heating and cooling bills by 40% or more. Lower energy consumption also means that you are creating a smaller carbon footprint and helping to preserve the environment for future generations.



## Extreme Weather Protection

Closed-cell spray foam is the only FEMA Class 4 rated flood resistant insulation, which means it is resistant to floodwater damage from wetting and drying. In addition, Quik-Shield® closed-cell spray foam also adds up to 3 times structural racking strength to your home and improves its resistance to wind uplift. This means that a home insulated with spray foam is going to experience less damage in an extreme weather event.

Quik-Shield® spray foam insulation is the best choice for homeowner's looking towards the future. Spray foam is the only insulation that increases structure durability, decreases your environmental impact, and lowers energy bills.

## A Lifetime of Savings

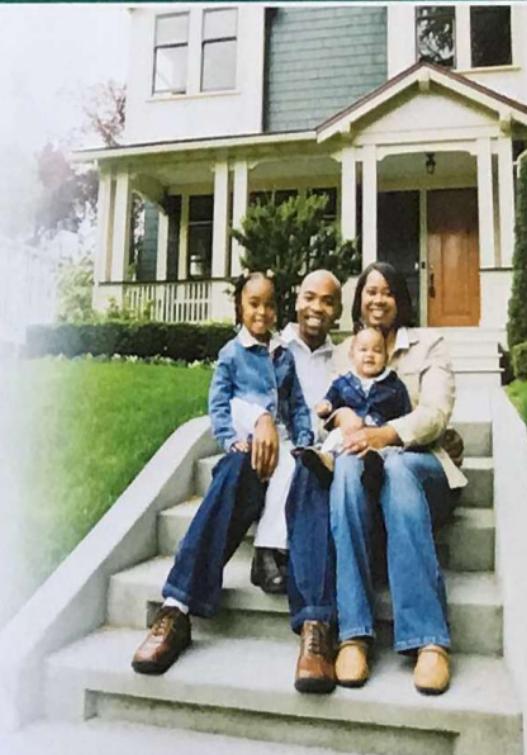
Best of all Quik-Shield® spray foam insulation starts to pay for itself the day you move into your new home. Installing Quik-Shield® insulation in a new home adds about \$20 - \$50 on a monthly mortgage and typical energy savings from the spray foam ranges \$40 - \$150 a month. In most cases the energy savings from the insulation exceeds the additional cost of the product.



Choosing Quik-Shield® gives you greater value on your purchase and allows you to put your money towards the things you really want. Your energy savings now could become family vacations, recreational toys, childrens' education, or retirement later.



\* Lifetime of savings is for example only. Comparison and savings values are based on a number of factors including: energy costs, mortgage interest rate, projected rise of energy costs, and energy usage.



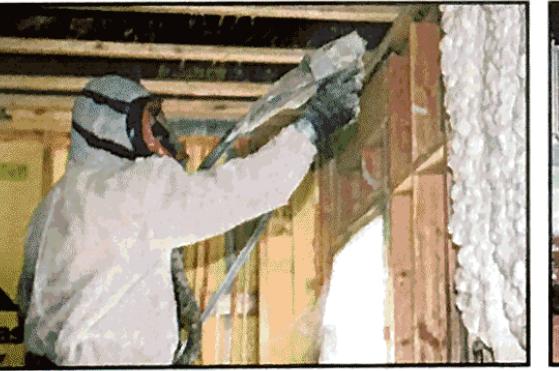
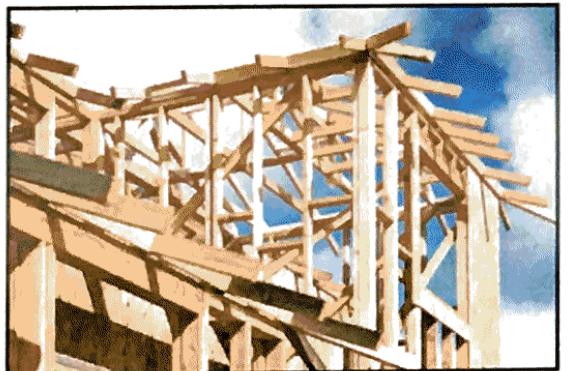


# William Ryan Homes

*We Make it Easy*

Founded in 1992, we've served over 9,000 satisfied homebuyers - individuals, couples, and families - in four states and several metropolitan markets including Chicago, Madison, Milwaukee, Phoenix and Tampa.

Our focus on architectural design, our science-based building systems and our commitment to operational efficiencies - all allow us to deliver the visual appeal, quality, livability and value which today's homebuyers demand.



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