



mattamy HOMES

Great Memories
— ARE MADE —
At Home

We're The Largest New Homebuilder, You've Never Heard Of

Even though our name may not be instantly recognizable, we have actually built more than 500 homes in the Phoenix area over the last few years. You can find us all across the valley with communities in Mesa, Surprise, Buckeye, Goodyear and three neighborhoods in Peoria.

Mattamy Homes was started in 1978 and is still owned by one man, Mr. Peter Gilgan, who named it after his two oldest children, Matt and Amy.

We are the largest new home builder in Canada and we have built more than 60,000 homes in over 150 communities across North America. Mattamy homes are instantly recognizable for their diversity of architecture and thoughtfully planned interiors available in a variety of floor plans to serve the many different needs of families.





We have had amazing growth across the entire United States and are currently building in Minneapolis/St.Paul, Charlotte, Jacksonville, Tampa/Sarasota, Orlando and right here in Arizona, where we are busy acquiring land with the goal of building complete master-planned communities in the future. Not only do we plan to be part of the Phoenix landscape for a long, long time, but we will be starting operations in Tucson in 2015.





Smart, Affordable Homes

Our collection of homes across Phoenix provide smart architectural thinking at prudent prices. We feature Single Family Homes, Single Story or 2-Story styles in a full array of sizes. We are always looking for opportunities to bring innovative new home plans to both existing and brand new neighborhoods.

Our architects design homes that fit into the natural setting in each of our communities. We work with the natural terrain to provide the best possible environment for our homeowners.



We also believe in incorporating ENERGY STAR® rated benefits wherever possible to ensure maximum comfort at the minimum cost.

You will always find a wide variety of exterior architecture so each street has its own identity and the community isn't filled with one home repeated time after time. We offer a great diversity of floor plans so families can easily find the home that suits their lifestyle.

Construction of our homes sets us apart from most builders. We are a 2" x 6" Builder which simply means that our walls are 2 inches thicker than standard. This means our homes can handle R-19 insulation instead of R-13. The structure is much stronger than traditional 2" x 4" construction, walls are straighter and more plumb, the effects of house settlement are reduced, stucco and drywall cracking is minimized and you will notice a marked reduction in your heating and cooling bills. You might just say that 2" x 6" construction is very cool.

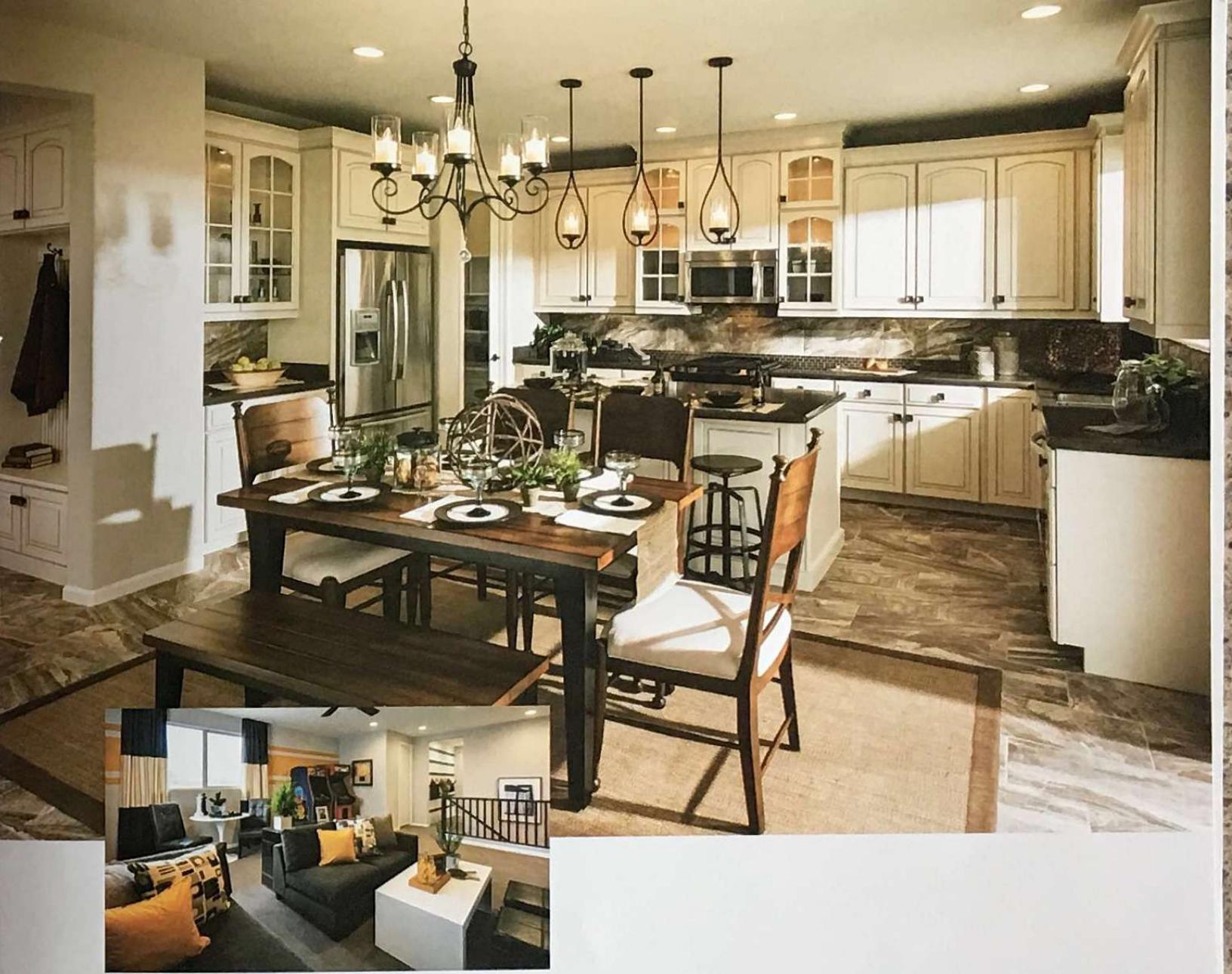


Creating The Home Environment You Want



Your Mattamy home should be a perfect reflection of your personal taste. To make sure you have the widest variety of choice, we have developed a series of Architect's Choice options that provide you with the flexibility to add features that appeal to your personal taste.

The architectural features you select will be incorporated into the home as it is being built so you'll have the peace of mind in knowing exactly what the costs are before work begins. All of the work will be done to Mattamy's critical standards and all work is fully warranted.



What works architecturally, also applies to interior design. So we offer a series of Designer's Choice packages, which will allow you to mix and match finishes with confidence. You'll also find an amazing selection of top-quality products at our Design Center so you can pick and choose exactly what you want, if you prefer.



When it comes to providing you with choices for your new home, we believe you should have more than you need.

Where We've Been, Where We're Going

Since 1978, we have known the road we wanted to travel. And we have stayed on course. We want you to have the most completely satisfying new home buying experience possible. Our homes offer individual character in communities that make family living a true joy. After more than 35 years, we can still honestly say that 'Home' is the most powerful and important word we know.



We Love It!



Those are the best words we can ever hear whenever anyone moves into their new Mattamy home. Our passion is to provide complete satisfaction to every homeowner. We believe in keeping our homeowners involved every step of the way as the home moves toward completion.

Through the years we have earned many, many awards for our outstanding customer service, with many of these honors coming from comments provided by our homeowners. There quite simply is no better advertising, no better public relations, no higher praise than a completely satisfied customer.

Customer satisfaction is not something we give, it's something we earn.



The Journey Towards **A New Home**

The largest purchase you will make in your lifetime is a new home. Homebuilding is a journey of many steps. We believe that journey is much more fulfilling and enjoyable if we take it step-by-step, together.

We hope the information in this brochure will be useful in helping you make the first important step; choosing a builder. We would be honored if you entrusted us with the creation of your new home.

Thank You.



mattamyhomes.com



The Cove at Palm Valley North

An Energy Star® Neighborhood Builder

Welcome and thank you for visiting Mattamy Homes at Palm Valley North. We are pleased to offer the following four thoughtfully designed, low-maintenance patio homes that are new to the neighborhood. The Cove at Palm Valley North is the newest West Valley neighborhood for Mattamy Homes featuring homes designed for you to find your special place.

Sales Center Hours: Daily 10am to 6pm, Fridays 1pm to 6pm

5054 N. 146th Drive, Litchfield Park, AZ 85340 (623) 243-7763

Julie Olson – New Home Counselor • Julie.Olson@MattamyCorp.com

Norma Bonnell – New Home Counselor • Norma.Bonnell@MattamyCorp.com

Tisha Ferguson – New Home Counselor • Tisha.Ferguson@MattamyCorp.com

ARROYO

1,600 SQ. FT. | PLAN 401

2 BEDROOM + FLEX ROOM

2.5 BATH

2 CAR GARAGE + STORAGE

SPANISH - \$239,990

CONTEMPORARY - \$241,990

PRAIRIE - \$241,990

CRAFTSMAN - \$244,990

PRIMROSE

1,845 SQ. FT. | PLAN 403

2 BEDROOM + FLEX ROOM

2.5 BATH

2 CAR GARAGE

SPANISH - \$258,990

CONTEMPORARY - \$261,990

PRAIRIE - \$260,990

CRAFTSMAN - \$263,990

CALDERA

1,738 SQ. FT. | PLAN 402

2 BEDROOM + FLEX ROOM

2.5 BATH

2 CAR GARAGE

SPANISH - \$251,990

CONTEMPORARY - \$256,990

PRAIRIE - \$252,990

CRAFTSMAN - \$256,990

SIERRA

2,016 SQ. FT. | PLAN 404

2 BEDROOM + FLEX ROOM

2.5 BATH

2 CAR GARAGE

SPANISH - \$271,990

CONTEMPORARY - \$273,990

PRAIRIE - \$273,990

CRAFTSMAN - \$276,990

If home buyer is working with a licensed Arizona Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Mattamy Homes reserves the right to modify features or adjust pricing without notice. No offer is valid until accepted and approved. Public Report is available on-line at www.re.state.az.us. Equal Housing Builder. 11.19.2016



Included Features In Your Home

ENERGY EFFICIENCY

- **APS Energy Star® Version 3 Home Program: An upgraded energy program for personal comfort & savings**
- R-30 blown in cellulose insulation in attic areas
- 50 gallon gas water heater
- Radiant Barrier TECH SHIELD® for additional energy savings
- Programmable thermostat
- CFL light bulbs for maximum efficiency
- **14 SEER Frigidaire® HVAC**
- Dual pane, Low-E windows with attractive vinyl window frames
- Fresh-Air intake
- **7' Insulated garage door**

ELEGANT DESIGNER KITCHENS

- Choice of two (2cm) granite countertops
- 36" kitchen cabinets with 2 ½" crown molding
- 30" smooth-top stainless steel range with built-in microwave
- Undermount stainless steel sink
- Moen® chrome, pull-out kitchen faucet
- Garbage disposal
- Whirlpool® appliances
- Pre-plumbed for refrigerator ice maker and water line

LUXURIOUS BATH FEATURES

- **Executive height 36" vanity cabinets in master bath**
- **Cultured marble vanity top at all baths**
- Cultured marble shower surrounds at master bath
- Marble bullnose vanity edge in all baths
- Moen® chrome plumbing fixtures
- Moen® chrome bath accessories
- Separate garden tub and shower at master bath
- Expansive 42" plate glass mirrors with chrome light fixtures
- Elongated toilets in all baths
- Recessed mirrored medicine cabinets
- Generous master closet space en-suites

INTERIOR FIT & FINISH

- Chrome lever interior door hardware
- **18" x 18" ceramic tile at foyer entry, kitchen, laundry, and baths**
- 2 ¼" baseboards
- 9' ceilings
- Ceiling fan pre-wire in great room and master bedroom
- Pre-wired for phone at 3 locations – kitchen, master bedroom, and great room
- Pre-wired for cable at 3 locations – great room, master bedroom, and customer's choice
- Brushed nickel or oil-rubbed bronze light fixtures
- Fully finished, textured and painted 2 car garage
- Garage door opener with 2 remotes

QUALITY CONSTRUCTION & EXTERIORS: THE MATTAMY WAY

- Post-tension foundation for every home
- Covered patio
- Front yard landscape package
- Fire sprinklers
- Two exterior hose-bibs
- Professionally themed exterior paint schemes
- Therma-Tru® 8' raised panel insulated fiberglass front entry door (style per elevation)
- 200 amp all-in-one service panel
- 10 year structural warranty

PERSONALIZE YOUR HOME WITH OPTIONAL FEATURES

- Whirlpool® gas appliances
- Designer selected two-tone interior paint
- 8' interior doors
- Elegant walk-in showers in master bath (per plan)
- 5' drop-in tub in master bath (per plan)
- Laundry room sink
- Touchscreen keypad/deadbolt at front door
- Paver brick driveways, walkways, porch, and entry
- 2x6 exterior framed wall construction

In an effort to continuously improve our homes, Mattamy Homes reserves the right to modify interior and exterior designs, specifications, locations, sizes and design features of floorplans and elevations without notice. Ceiling heights and window sizes, locations may vary with exterior elevations. Prices are subject to change without notice. Lot premiums may apply. Square footage is approximate. Model homes contain some optional features not included in the base price of the home. Illustration is artist's conception and not intended to show specific detailing. Mattamy Arizona Construction, LLC ROC#249191B. Mattamy Homes /Arizona, 9200 East Pima Center Parkway, Suite 160, Scottsdale, AZ 85255. (480) 302-6089. Public Report available on line at www.re.state.az.us. The Cov. REV.11.19.2016





mattamyHOMES

WHAT'S INCLUDED WITH YOUR HOA FEES AT THE COVE



Starting from the **\$230s**

BEING A PART OF A COMMUNITY LIKE THE COVE comes with perks and amenities that make your life easier and more comfortable. In order to maintain these amenities and keep the look and feel of The Cove at the highest level, a Home Owners' Association is required. Membership in your Home Owners' Association has numerous benefits for yourself as well as your community around you.

Contributing to your HOA helps maintain:

- Front exterior landscape of your home
- Exterior paint and roof
- Exclusive pool and spa amenities with your own personal access code

Your HOA membership also gives you full access to all of the amenities in Palm Valley North including:

- Greenbelts
- Parks
- Walking Trails
- Ramadas and BBQs in common areas

Belonging to a HOA is the best way to keep your community looking beautiful all year round and to enjoy all the amenities that make The Cove the place you love to call home.

VISIT MATTAMYHOMES.COM/PHOENIX

SALES CENTER 5054 NORTH 146TH DRIVE, LITCHFIELD PARK, AZ 85340

All pricing, availability and plans subject to change without notice. See a New Home Counselor for details. E.&O.E. Builder's ROC #249191B.



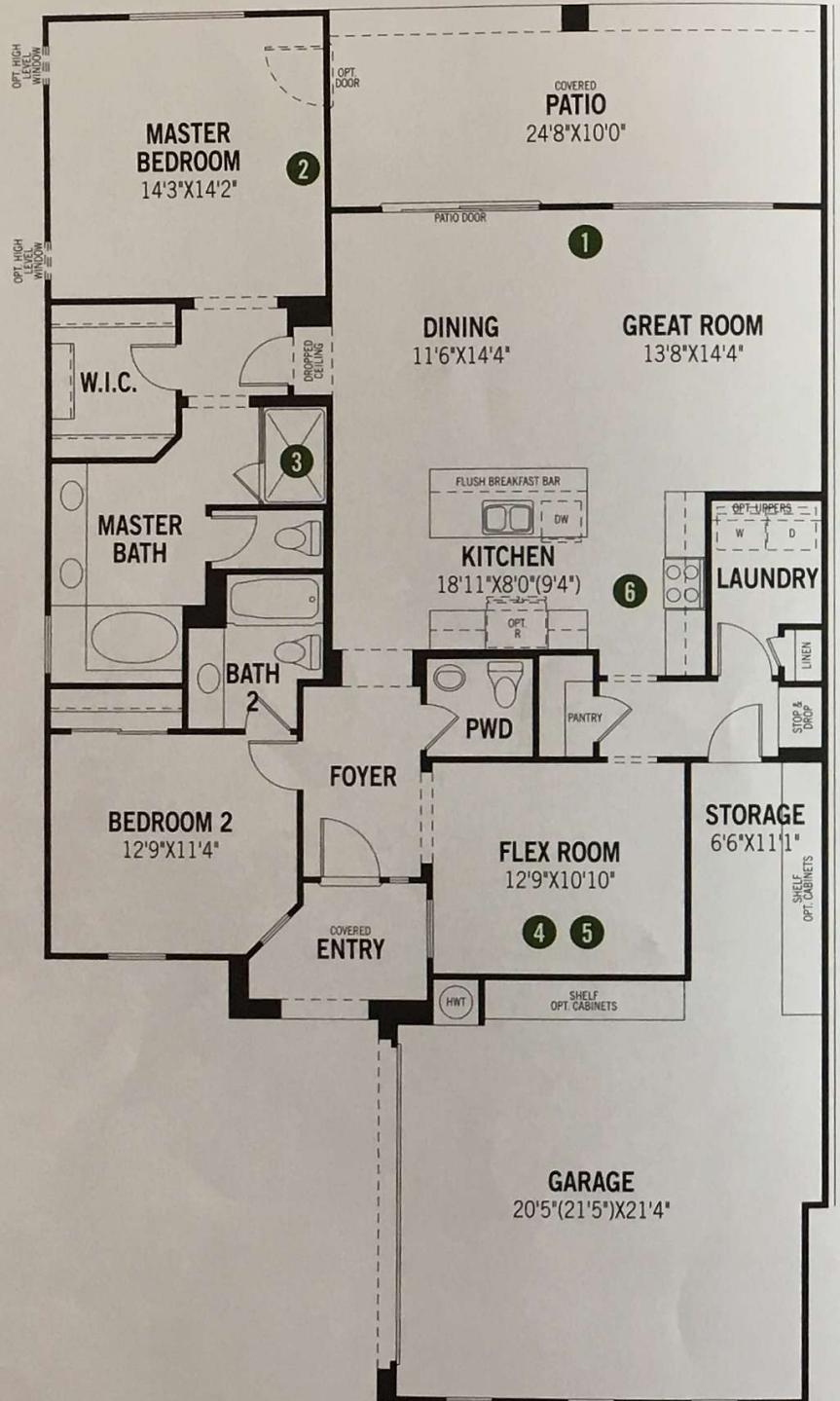
The **ARROYO**

**SPANISH****CONTEMPORARY****PRAIRIE****CRAFTSMAN****1,600 SQ.FT.**

Plan 401

- 2 Bedroom + Flex Room • 2.5 Bathroom • 2 Car Garage + Storage

ARCHITECT'S CHOICE OPTIONS



1 20' Sliding Glass Door



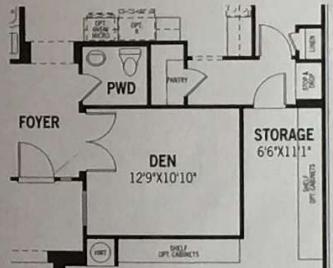
2 Sliding Glass Door in Master Bedroom



3 Walk-In Shower



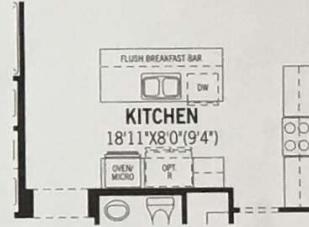
4 Den in Lieu of Flex Room

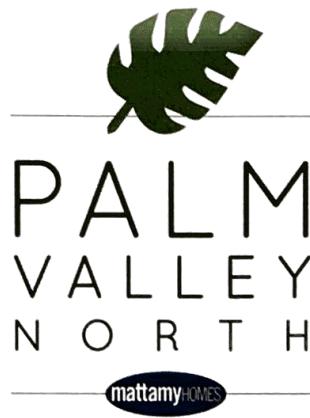


5 Bedroom 3 w/Bath 3 in Lieu of Flex Room & Powder Room



6 Gourmet Kitchen





The Journey Toward A New Home.

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Thank You.

The **CALDERA**

**SPANISH****CONTEMPORARY****PRAIRIE****CRAFTSMAN**

1,738 SQ.FT.

Plan 402

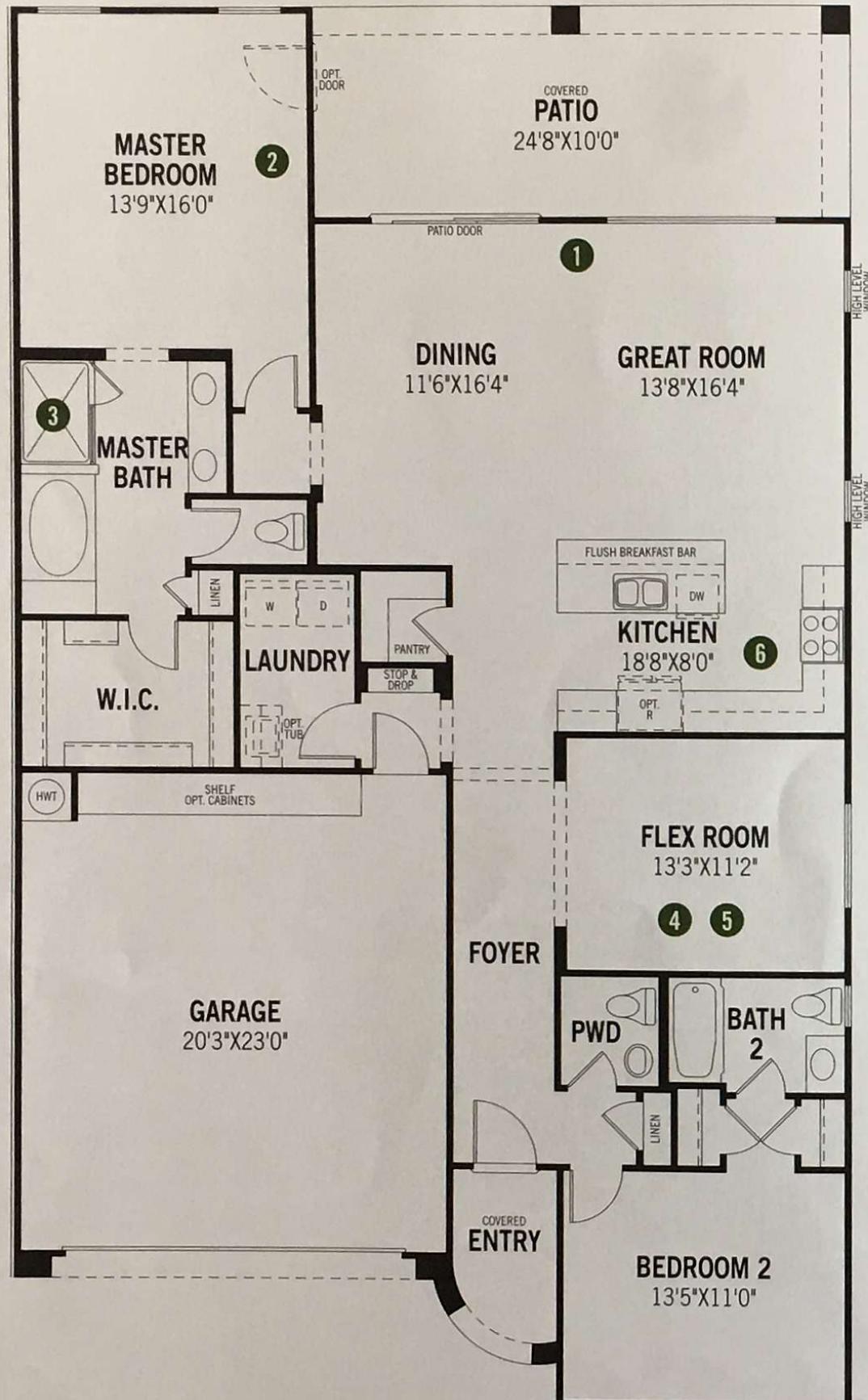
• 2 Bedroom + Flex Room • 2.5 Bathroom • 2 Car Garage



PALM
VALLEY
NORTH

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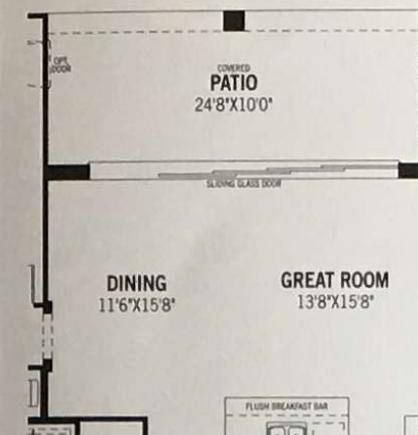
THE CALDERA . 1,738 SQ.FT. PLAN 402



THE CALDERA . 1,738 SQ.FT. PLAN 402

ARCHITECT'S CHOICE OPTIONS

1 20' Sliding Glass Door



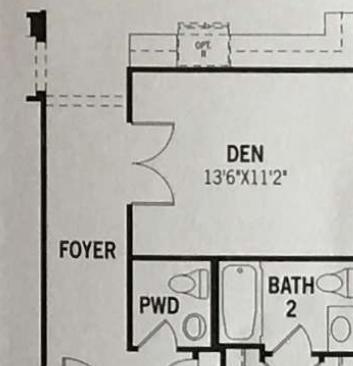
2 Sliding Glass Door in Master Bedroom



3 Walk-In Shower



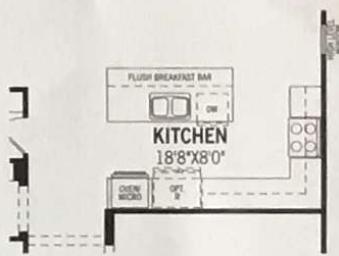
4 Den in Lieu of Flex Room



5 Bedroom 3 in Lieu of Flex Room



6 Gourmet Kitchen





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The PRIMROSE



CONTEMPORARY



PRAIRIE



CRAFTSMAN

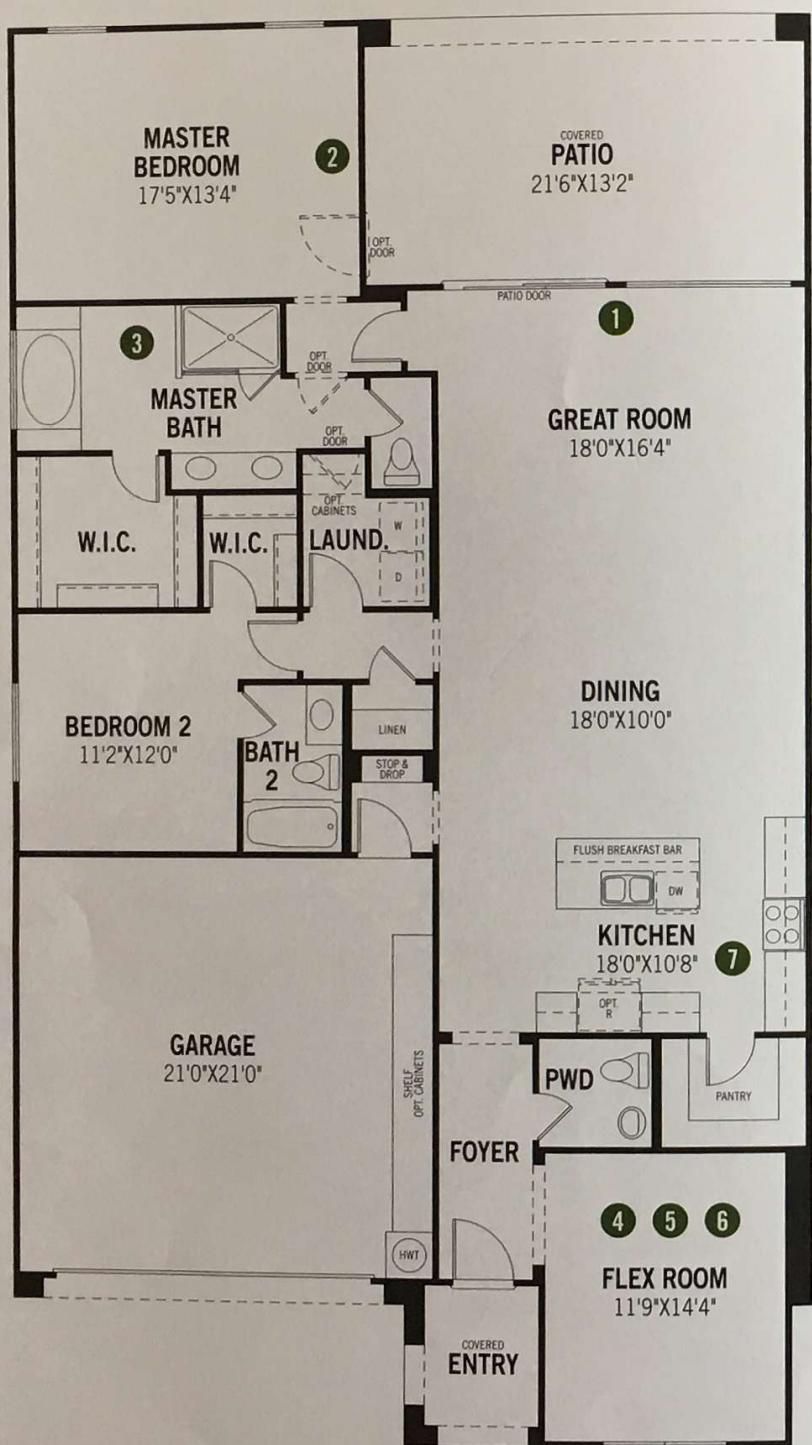
1,845 SQ.FT.

Plan 403

• 2 Bedroom + Flex Room • 2.5 Bathroom • 2 Car Garage

PALM
VALLEY
NORTH
mattamy.com

ARCHITECT'S CHOICE OPTIONS



1 15' Sliding Glass Door



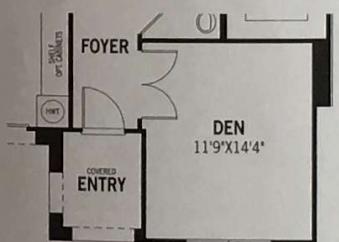
2 Sliding Glass Door in Master Bedroom



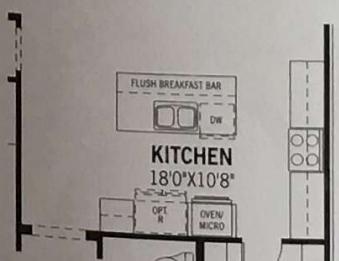
3 Walk-In Shower



4 Den in Lieu of Flex Room



7 Gourmet Kitchen



5 Formal Dining Room w/Butler's Pantry in Lieu of Flex Room



6 Bedroom 3 w/Bath 3 in Lieu of Flex Room & Powder Room





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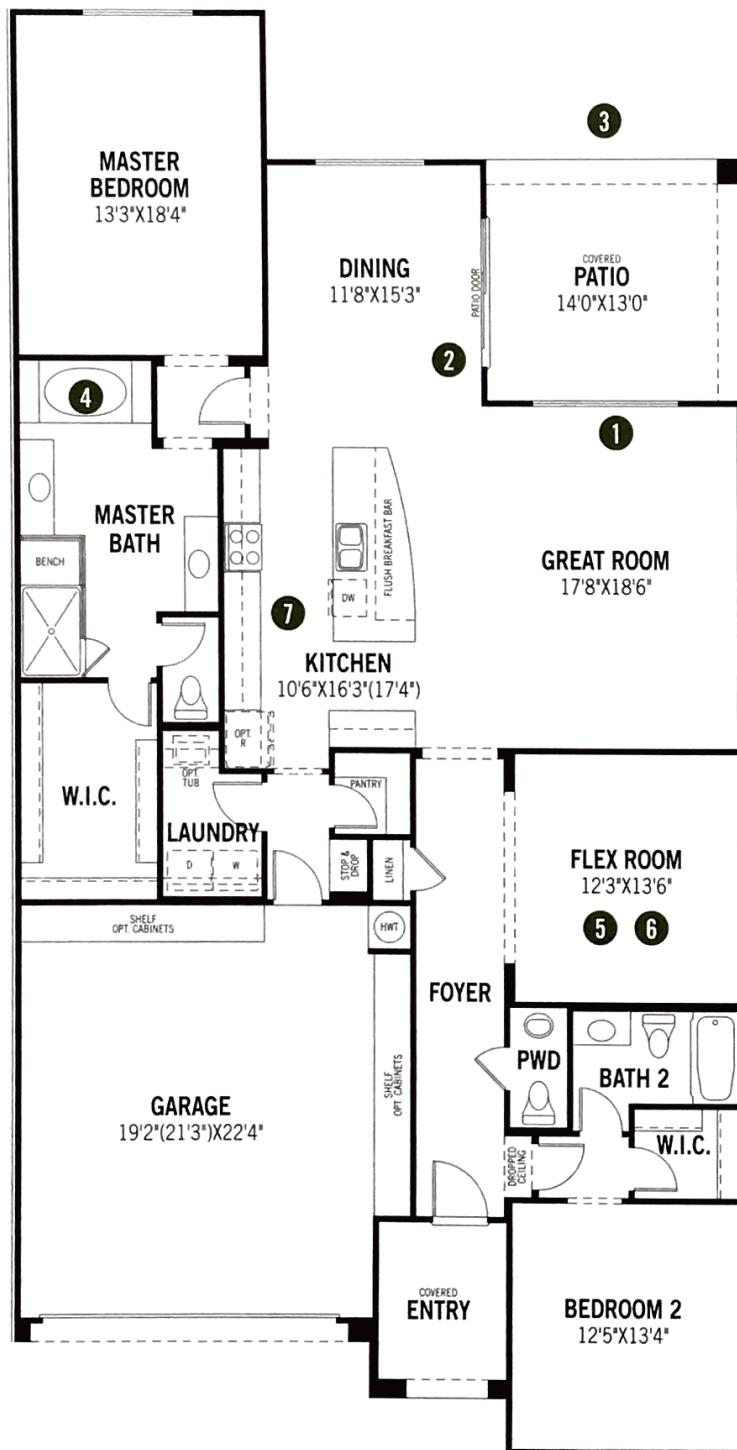
The **SIERRA**

**SPANISH****CONTEMPORARY****PRAIRIE****CRAFTSMAN****2,016 SQ.FT.**

Plan 404

- 2 Bedroom + Flex Room • 2.5 Bathroom • 2 Car Garage

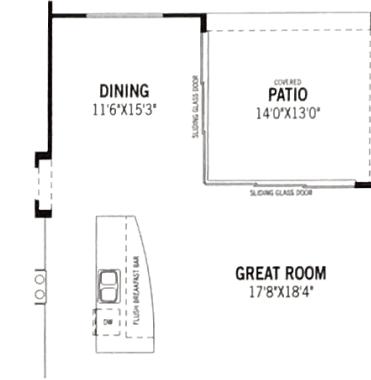
ARCHITECT'S CHOICE OPTIONS



① 12' Sliding Glass Door



② Corner Sliding Glass Door



③ Extended Covered Patio



④ Walk-In Shower



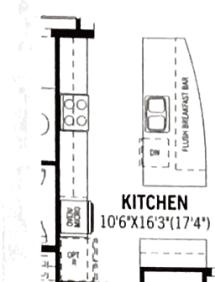
⑤ Den in Lieu of Flex Room

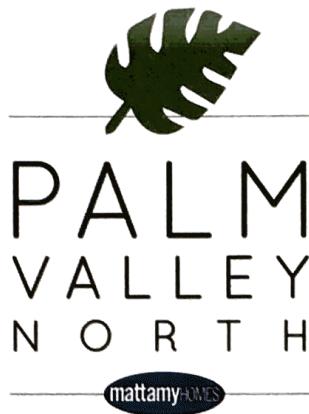


⑥ Bedroom 3 in Lieu of Flex Room & Powder Room



⑦ Gourmet Kitchen





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