

TOMPKINS SQUARE AT MARLEY PARK

623.478.2475

The Hazel – Plan 3517_1663

1,663 Square Feet – Single Story

3 Bedrooms, 2 Baths

2 Car Garage

Optional: Fireplace, Extended Patio

Ranch	(B)	\$233,990
Prairie	(G)	\$231,990
Spanish	(L)	\$230,990

The Cottonwood – Plan 3519_1889

1,889 up to 1,924 Square Feet – Single Story

3 Bedrooms, Study, 2.5 Baths

2 Car Garage

Optional: Spa Bath, Extended Master Bedroom

Craftsman	(D)	\$243,990
Spanish	(L)	\$239,990
Modern Desert	(T)	\$241,990

The Palo Verde – Plan 3520_1920

1,925 up to 2,090 Square Feet – Single Story

3 Bedrooms, Flex Room, 3 Baths

3-Car Tandem Garage

Optional: Bedroom 4, Den

Ranch	(B)	\$248,990
Spanish	(L)	\$244,990
Modern Desert	(T)	\$246,990

The Cedar – Plan 3529_3009

3,014 up to 3,049 Square Feet – Two Story

4 Bedrooms, Study, Loft, 3.5 Baths

3 Car Tandem Garage

Optional: Bedroom 5, Extended Master Bedroom

Craftsman	(D)	\$284,990
Spanish	(L)	\$281,990
Modern Desert	(T)	\$284,990

The Redwood – Plan 3533_3925

3,307 up to 3,507 Square Feet – Two Story

4 Bedrooms, Game Room, 3.5 Baths

3-Car Tandem Garage

Optional: Bedroom 5, Extended Master Bedroom

Farmhouse	(J)	\$296,990
Spanish	(L)	\$294,990
Modern Desert	(T)	\$298,990

TOMPKINS SQUARE AT MARLEY PARK

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ENERGY SAVINGS

Designed to meet the stringent Energy Star energy efficiency requirements
R-13 exterior blown wall insulation total composite value (most areas)
R-30 ceiling insulation composite value (most areas)
Cost efficient 50-75 gallon gas water heater (per plan)
HERS score 70 or below
Water conserving toilets and faucets
Central air conditioning zoning system (some plans)
High efficiency 14 SEER air conditioner
Programmable thermostat(s)
Dual pane, triple coat double Low E windows and doors with vinyl frames on windows and sliding glass doors for added energy efficiency
Compact fluorescent bulbs (CFL) (most lighting fixtures)
Radiant barrier roof sheathing

ELEGANT KITCHENS

3 cm granite countertops
Maple cabinets with adjustable shelving, crown moulding 36" uppers and concealed hinges
Choice of white or black appliances
Built-in high efficiency dishwasher
Microwave range hood combination with direct venting
Freestanding, smooth top electric range with self-cleaning oven
Center island work stations and/or eating bar (per plan)
Spacious pantry
Generous recessed lighting
Food waste disposal
Self-rimming stainless steel sink and chrome faucet with pull out sprayer
Pre-plumbed for ice maker line

STRIKING EXTERIORS

Architecturally inspired exteriors in a choice of Ranch, Modern Desert, Craftsman, Farmhouse, Prairie and Spanish styles
Architectural detailing on all four sides of the home
Covered front porches (per plan and elevation)
Covered patios with architectural detailing and concrete tiled roof
Rich exterior color palette
Exterior paint primer
Elegant sand, random lace or straight lace finish stucco (per elevation)
Insulated roll-up sectional garage doors
Finished two car or three car tandem garages
Garage coach lights
Front yard landscaping with automatic irrigation
Paved walk and driveways
Rear and side yard concrete block fencing

DRAMATIC INTERIORS

Supreme livability with well designed floor plans for furniture placement
Open areas and generous window sizes for spacious ambience
Contemporary 9' or volume ceilings throughout main living areas (per plan and elevation)
Dramatic lighting packages
Designer decora light switches
Ceiling fan pre-wires with two switches at master bedroom and great room
Hand troweled walls with rounded corners including windows
Architecturally designed arches and art niches (per plan)
Raised panel interior doors
Elegant interior door hardware
Elongated toilets in all bathrooms
Elegant ceramic tile at kitchen, breakfast nook, entries, bathrooms & laundry (per plan)
Cultured marble countertops at secondary baths
Fiberglass tub/shower surrounds at secondary baths
Carpeting in a range of designer colors
ProMar 400 Interior paint - No VOC

OWNER'S SUITE

Abundant decorative lighting
Walk-in closet with extra shelving
Cultured marble countertops with bullnose edge and full height cabinets
Oversized oval tub and separate shower with cultured marble walls and fiberglass pans
Tall frameless medicine cabinet(s)
Compartmentalized commode at master bath
Elegant plumbing fixtures

PRACTICALITY AND SAFETY

Post-tension reinforced concrete foundation
Elegant 8' weather-resistant fiberglass entry door system (style per elevation)
Elegant front door handle set with dead bolt lock
Pex plumbing system
Structured wiring enclosure
Wiring for one phone and two cable/TV or phone
Conveniently located interior laundry rooms with recessed box at dryer vent
Generous coat closets and linen areas
Smoke detectors & carbon monoxide detectors
Side yard gate
Convenient front and rear hose bibs

OPPORTUNITIES TO PERSONALIZE YOUR HOME

Den, guest suite, sitting/teen room, game room and additional bedroom and bathroom opportunities
Multi-slide patio doors
French doors
Privacy door at master bathroom (per plan)
Garage service door
Pre-plumbed for soft water loop or soft water system
Direct vent gas fireplace with tile or stone and TV/media niche(s) (per plan)
Gas appliances
Gas pre-plumb for dryer or BBQ
Custom tile at bathrooms and kitchen
Swimming pools
Electrical options
Whole house LED lighting packages
Security pre-wire or security system
Audio, visual, structured wiring options
Two-tone interior paint
Pavers for porches and patios
Upgraded plumbing fixtures and finishes
Upgraded cabinetry
Upgraded granite or quartz countertops in many colors and edge details
Upgraded gourmet and chef's kitchen
Upgraded appliances
Upgraded stair railings
Upgraded interior trim packages
Upgraded flooring selections



Tompkins Square

Quick Move-In Homes

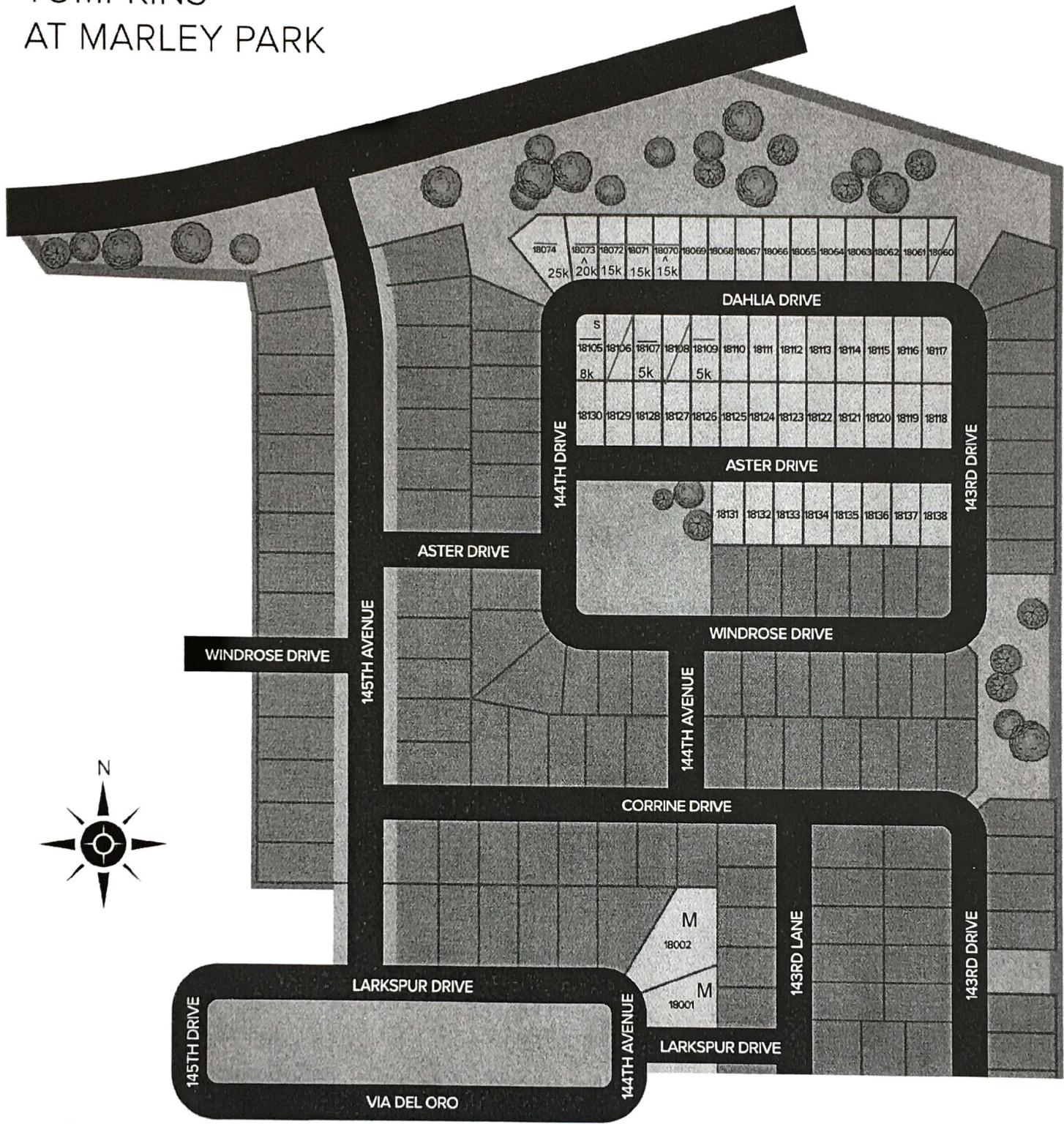
<u>Address</u>	<u>Homesite</u>	<u>Plan/Elev</u>	<u>Details</u>	<u>Final Sales Price</u>
14404 W. Wethersfield Rd.	17076	3529/D Cedar	4 Bed / 3.5 Bath / 3-Car Garage / 3049sf Estimated Completion: March 2017	\$311,204
14339 W. Charter Oak Rd.	17096	3533/T Redwood	4 Bed / 3.5 Bath / 3-Car Garage / 3360sf Estimated Completion: January 2017	\$348,804
14411 W. Charter Oak Rd.	17087	3533/J Redwood	5 Bed / 4 Bath / 2-Car Garage / 3455sf Estimated Completion: March 2017	\$354,529
14420 W. Wethersfield Rd.	17078	3520/B Palo Verde	4 Bed / 3 Bath / 2-Car Garage / 2,090sf Estimated Completion: August 2017	\$283,517

Coming Soon: 2 Cottonwood, 3 Palo Verde, 1 Cedar, 1 Red Wood



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TOMPKINS AT MARLEY PARK



TOMPKINS AT MARLEY PARK

M - Models

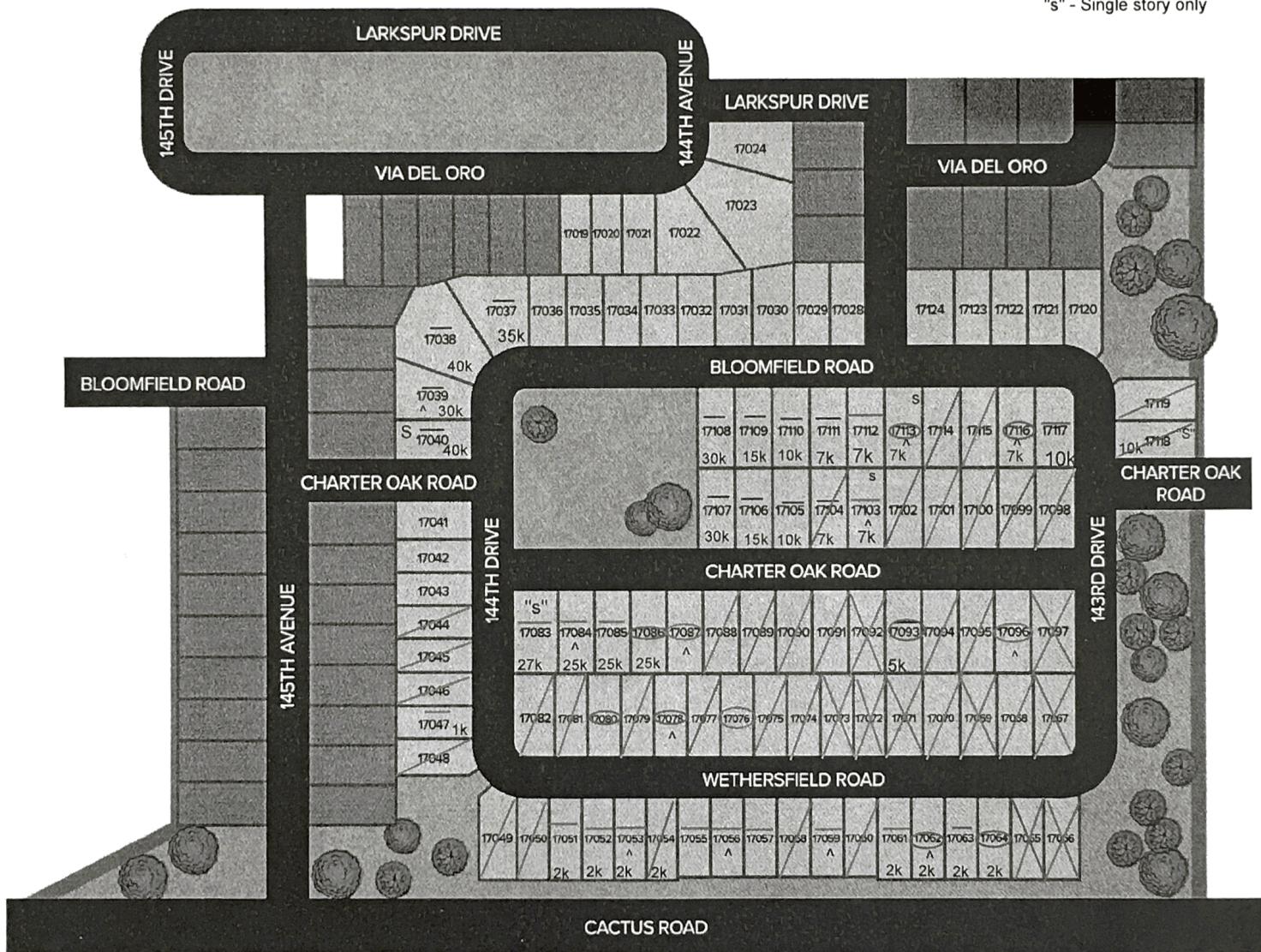
/ - Sold

-# - Available Lots

(#) - Specs

X - Closed

"S" - Single story only



Tompkins Square at Marley Park

480.207.7667

The Palo Verde – Plan 3520_1920

1,925 to 2,090 Square Feet



RANCH – ELEVATION B



SPANISH – ELEVATION L



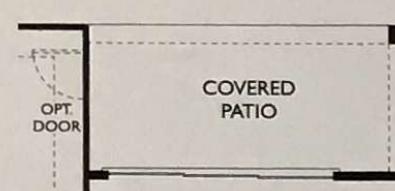
MODERN DESERT – ELEVATION T

Tompkins Square at Marley Park

The Palo Verde – Plan 3520_1920

1,925 to 2,090 Square Feet

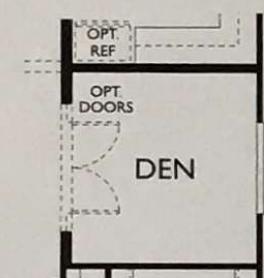
480.207.7667



MULTI-SLIDE DOOR



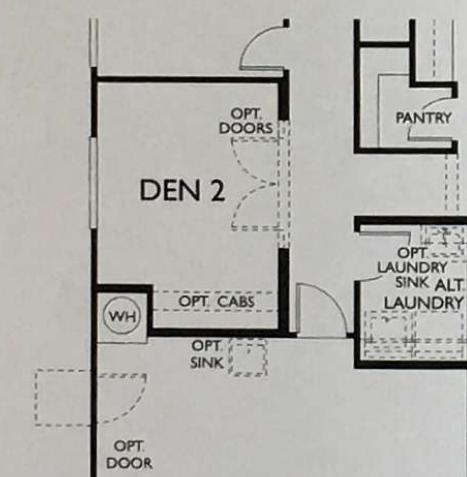
**BEDROOM 4 W/ALT LAUNDRY
ILO TANDEM GARAGE**



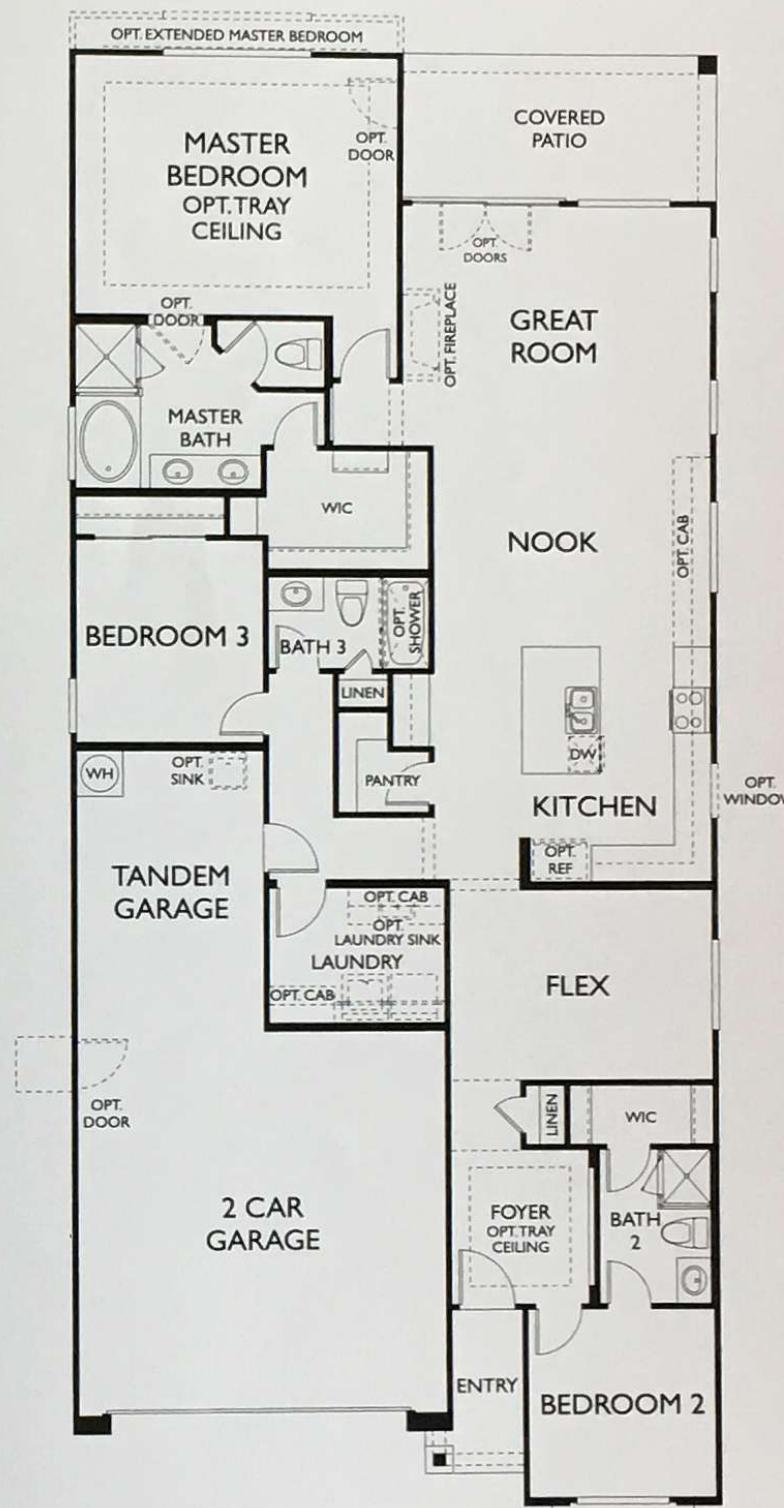
DEN ILO FLEX



ULTIMATE SHOWER



**DEN 2 W/ALT LAUNDRY
ILO TANDEM GARAGE**



LIBERTY

480.207.7667

AT MARLEY PARK

The Ebony – Plan 4524

2,381 up to 2,575 Square Feet – Single Story

3 Bedrooms, Den 2.5 Baths

3-Car Split Garage

Optional: Guest Retreat, Bedroom 4

Ranch	(B)	\$285,990
Spanish	(L)	\$282,990
Modern Desert	(T)	\$286,990

The Laurel – Plan 4525

2,438 up to 2,610 Square Feet – Single Story

3 Bedrooms, 2.5 Baths

3-Car Tandem Garage

Optional: Den, Teen Retreat, Bedroom 4

Farmhouse	(J)	\$290,990
Spanish	(L)	\$286,990
Modern Desert	(T)	\$296,990

The Cherry – Plan 4527

2,526 up to 2,737 Square Feet – Single Story

3 Bedrooms, 2.5 Baths

3-Car Tandem Garage

Optional: Guest Suite, Teen Retreat/Den

Ranch	(B)	\$292,990
Spanish	(L)	\$286,990
Modern Desert	(T)	\$291,990

The Sequoia – Plan 4536

3,783 Square Feet – Two Story

4 Bedrooms, 3.5 Baths, Bonus Room, Loft

3-Car Tandem Garage

Optional: Guest Suite, Butler's Pantry

Farmhouse	(J)	\$341,990
Spanish	(L)	\$337,990
Modern Desert	(T)	\$349,990

The Chestnut – Plan 4538

3,874 up to 3,963 Square Feet – Two Story

4 Bedrooms, Den, Flex Room, 2.5 Baths

Game Room, 3-Car Tandem Garage

Optional: Bedroom 5, Sitting Room

Spanish Monterey	(C)	\$334,990
Spanish	(L)	\$331,990
Modern Desert	(T)	\$339,990

The Pine – Plan 4544

4,393 Square Feet – Two Story

4 Bedrooms, Den, 3.5 Baths, Loft

3-Car Tandem Garage

Optional: Bedroom 5 with Bath 4, Guest Suite

Ranch	(B)	\$352,990
Spanish	(L)	\$347,990
Modern Desert	(T)	\$350,990

LIBERTY AT MARLEY PARK

480.207.7667

ENERGY SAVINGS

Designed to meet the stringent Energy Star energy efficiency requirements
R-13 exterior blown wall insulation total composite value (most areas)
R-30 ceiling insulation composite value (most areas)
Cost efficient 50-75 gallon gas water heater (per plan)
HERS score 68 or below
Water conserving toilets and faucets
Central air conditioning (livable areas)
High efficiency 14 SEER air conditioner
Programmable thermostat(s)
Dual pane, triple coat double Low E windows and doors with vinyl frames on windows and sliding glass doors for added energy efficiency
Compact fluorescent bulbs (CFL) (most lighting fixtures)
Radiant barrier roof sheathing

ELEGANT KITCHENS

3 cm granite countertops
Black or White appliances - range, dishwasher, microwave hood
Maple cabinets with adjustable shelving, crown moulding 36" uppers and concealed hinges
Freestanding electric range with self-cleaning oven and smooth top
Center island work stations and/or eating bar (per plan)
Built-in high efficiency dishwasher
Spacious pantry
Microwave range hood combination with direct venting
Generous recessed lighting
Food waste disposal
Self-rimming stainless steel sink and chrome faucet with pull out sprayer
Pre-plumbed for ice maker line

STRIKING EXTERIORS

Architecturally inspired exteriors in a choice of Modern Desert, Spanish, Craftsman, Ranch, and Farmhouse styles
Covered front porches (per plan and elevation)
Architectural detailing on all four sides of the home
Covered patios with architectural detailing and concrete tiled roof
Garage coach lights
Finished one car plus two car split plan or three car tandem garages
Elegant sand or lace finish stucco (per elevation)
Exterior paint primer
ProMar 400 Exterior paint
Rich exterior color palette
Brick pavers at driveway and entry walk
Insulated roll-up sectional garage doors
Front yard landscaping with automatic irrigation
Rear and side yard concrete block fencing

DRAMATIC INTERIORS

Supreme livability with well designed floor plans for furniture placement
Open areas and generous window sizes for spacious ambiance
Contemporary 9', 10' or volume ceilings throughout main living areas (per plan and elevation)
Architecturally designed arches and art niches (per plan)
Hand troweled walls with rounded corners including windows
Elegant interior door hardware
Elongated toilets in all bathrooms
Designer decora light switches
Ceiling fan pre-wires with two switches at master bedroom and great room
Carpeting in a range of designer colors
Dramatic lighting packages
Elegant ceramic tile at kitchen, breakfast nook, entries, bathrooms & laundry (per plan)
Cultured marble countertops at secondary baths
Fiberglass tub/shower surrounds at secondary baths
Raised panel interior doors

OWNER'S SUITE

Oversized oval tub and separate shower with cultured marble walls and fiberglass pans
Abundant decorative lighting
Tall frameless medicine cabinet(s)
Cultured marble countertops with bullnose edge and full height cabinets
Compartmentalized commode at master bath
Walk-in closet with extra shelving
Elegant plumbing fixtures

PRACTICALITY AND SAFETY

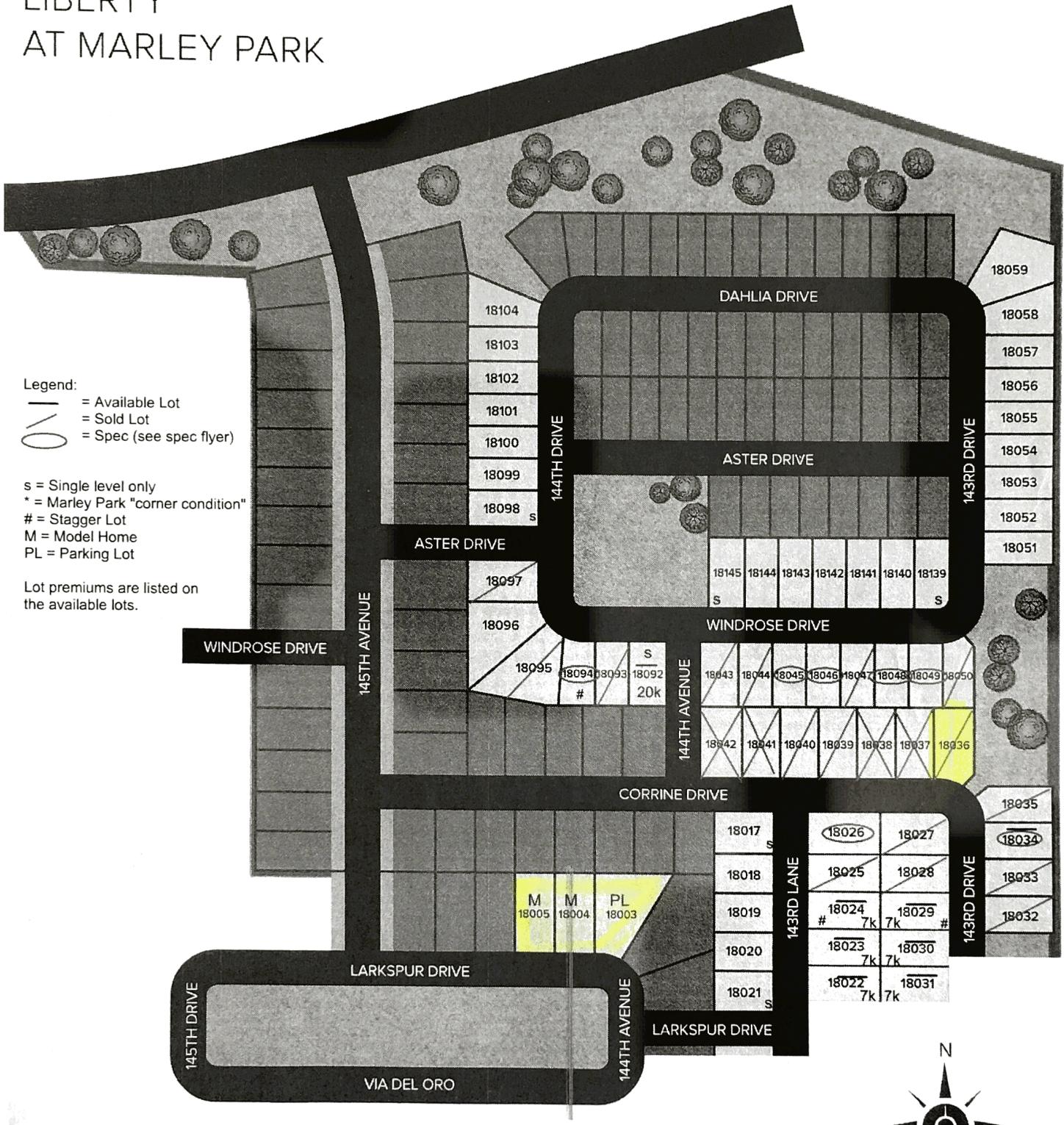
Post-tension reinforced concrete foundation
Smoke detectors & carbon monoxide detectors
Elegant front door handle set with dead bolt lock
Side yard gate
Pex plumbing system
Structured wiring enclosure
Conveniently located interior laundry rooms with recessed box at dryer vent
Elegant 8' weather-resistant fiberglass entry door system (style per elevation)
Convenient front and rear hose bibs
Wiring for 1 phone and 2 additional drops for either phone, cable or TV
Generous coat closets and linen areas

OPPORTUNITIES TO PERSONALIZE YOUR HOME

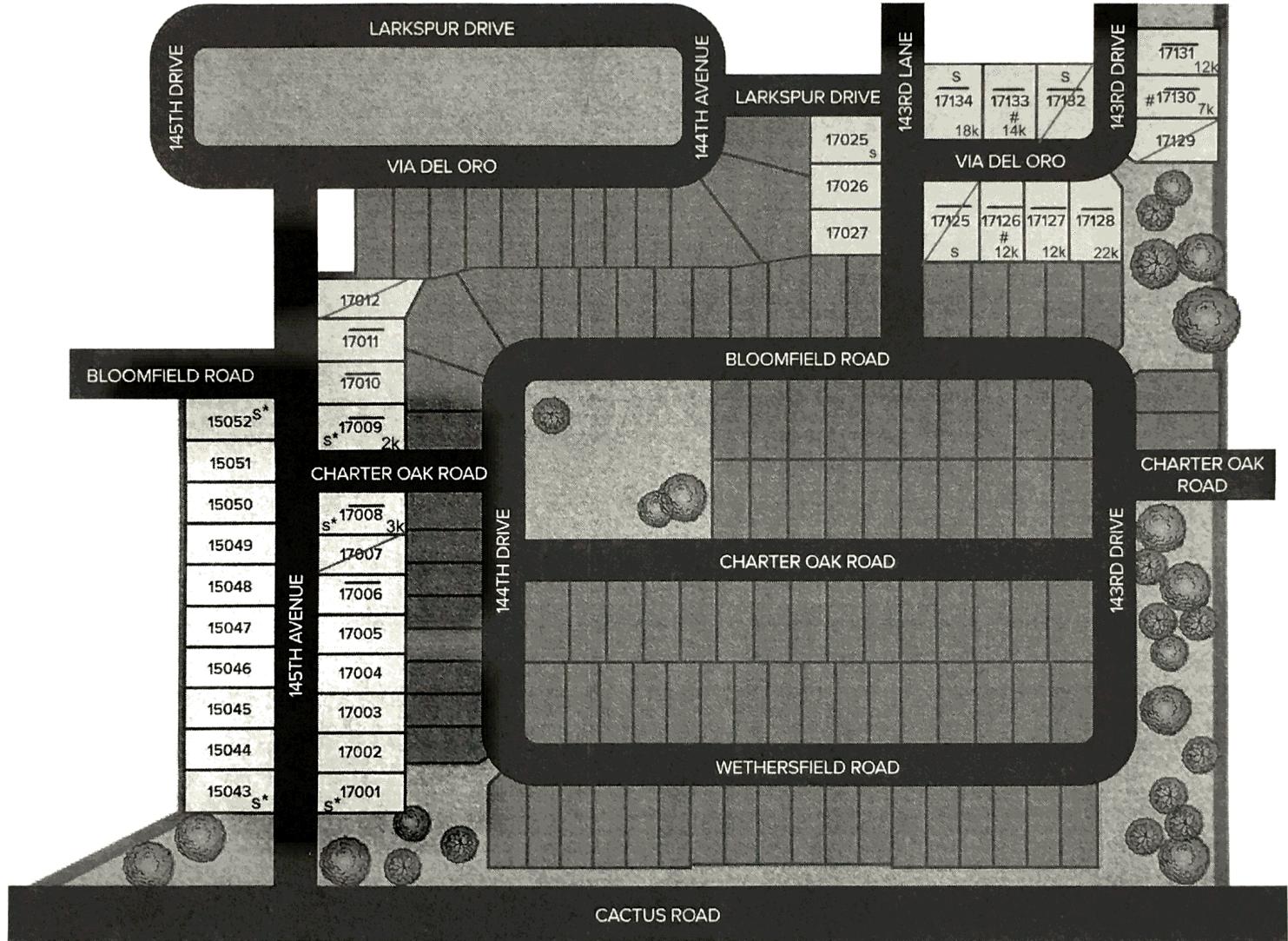
Den, guest suite, sitting/teen room, game room and additional bedroom and bathroom opportunities
French doors
Multi-slide patio doors
Pre-plumbed for soft water loop or soft water system
Direct vent gas fireplace with tile or stone and TV/media niche(s) (per plan)
Electrical options
Whole house LED lighting packages
Custom tile at bathrooms and kitchen
Swimming pools
Garage service door
Privacy door at master bathroom (per plan)
Gas appliances
Security pre-wire or security system
Audio, visual, structured wiring options
Gas pre-plumb for dryer or BBQ
Two-tone interior paint
Pavers for porches and patios
Upgraded plumbing fixtures and finishes
Upgraded granite or quartz countertops in many colors and edge details
Upgraded cabinetry
Upgraded interior trim packages
Upgraded gourmet kitchen
Upgraded appliances
Upgraded stair railings
Upgraded flooring selections



LIBERTY AT MARLEY PARK



LIBERTY AT MARLEY PARK



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ashtonwoods.com

Liberty – Marley Park

Quick Move-In Homes

<u>Address</u>	<u>Homesite</u>	<u>Plan/Elev</u>	<u>Details</u>	<u>Final Sales Price</u>
12671 N. 143 rd Lane	18026	4527/L <u>Cherry</u>	3 Bed / Formal Dining/ 2.5 Baths / 3T Garage 2.5 Car Garage/ 2,526 sf Tentative closing April 2017!	\$317,471
12658 N. 143 rd Drive	18028	4525/L <u>Laurel</u>	4 Bed / Office / 3 Baths / 2 Car Garage/ 2,610 sf Tentative closing April 2017!	\$324,722
14379 W. Windrose Dr	18045	4527/B <u>Cherry</u>	3 Bed / Teen Room / 2.5 Baths / 2 Car Garage/ 2,719 sf Tentative closing February 2017!	\$326,921
14435 W. Windrose Dr	18094	4538/C <u>Chestnut</u>	5 Bed / Game Room / 3 Baths / 3 Tandem Garage/ 3,874 sf Tentative closing April 2017!	\$385,730

Coming Soon: 2 Ebony, 1 Cherry, 1 Laurel

Claremont – Marley Park

Quick Move-In Homes

<u>Address</u>	<u>Homesite</u>	<u>Plan/Elev</u>	<u>Details</u>	<u>Final Sales Price</u>
12787 N. 145 th Ave	18083	5530/D <u>Dogwood</u>	4 Bed / Flex-Den / 3.5 Baths / 3T Garage/ 3,024 sf Great split floorplan! Multislide Door to patio! Tentative closing March - May 2017!	\$372,648
12765 N. 145 th Ave	18084	5533/B <u>Juneberry</u>	3 Bed / Den / Parlor / Teen Room / Formal Dining 2.5 Baths / 3 Tandem Garage/ 3,376 sf Incredibly Open and Spacious Floor plan! Multislide Door to Patio! Tentative closing March - May 2017!	\$388,200



Liberty at Marley Park

The Ebony – Plan 4524

2,381 to 2,575 Square Feet

480.207.7667



RANCH – ELEVATION B



SPANISH – ELEVATION L



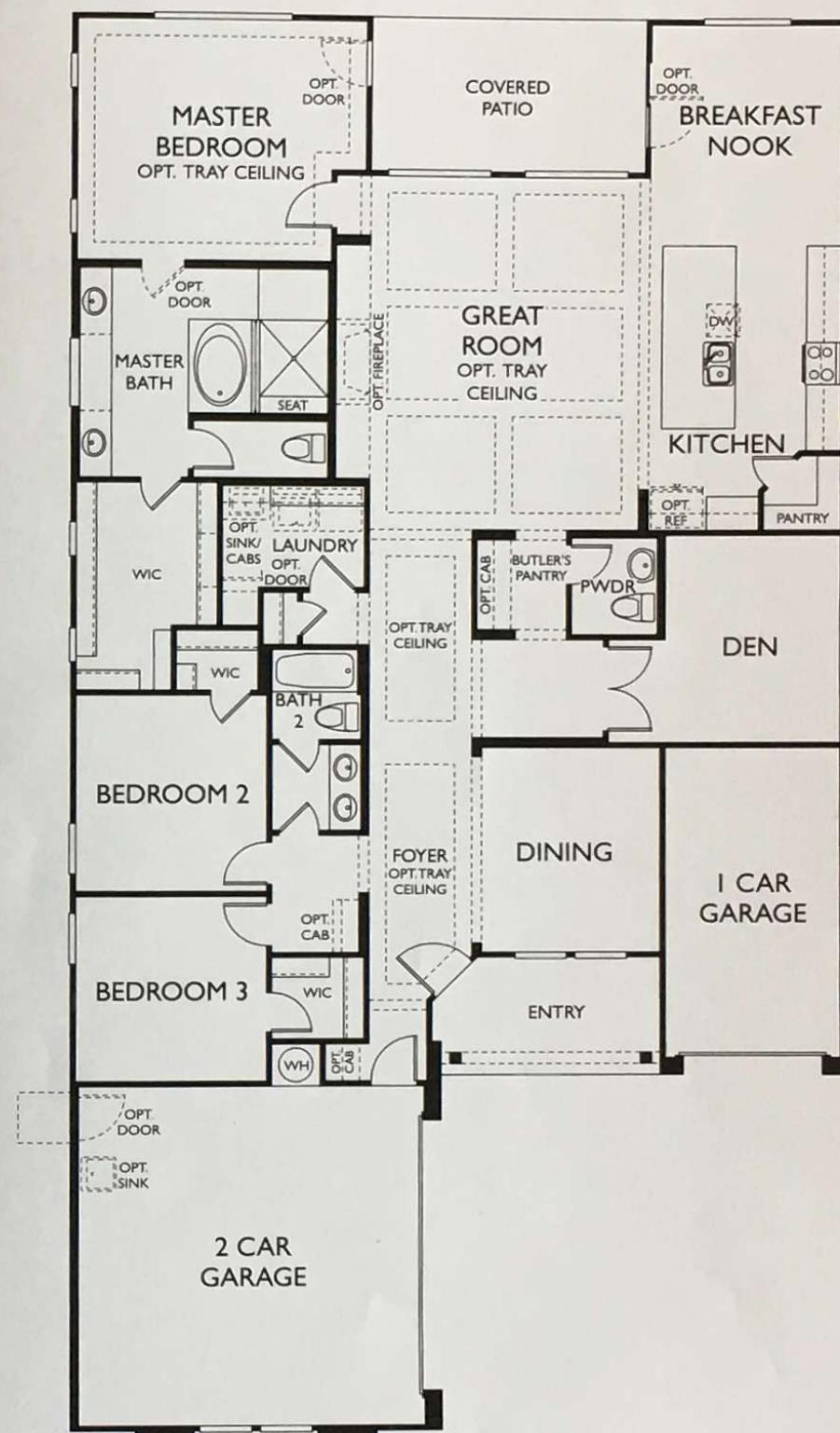
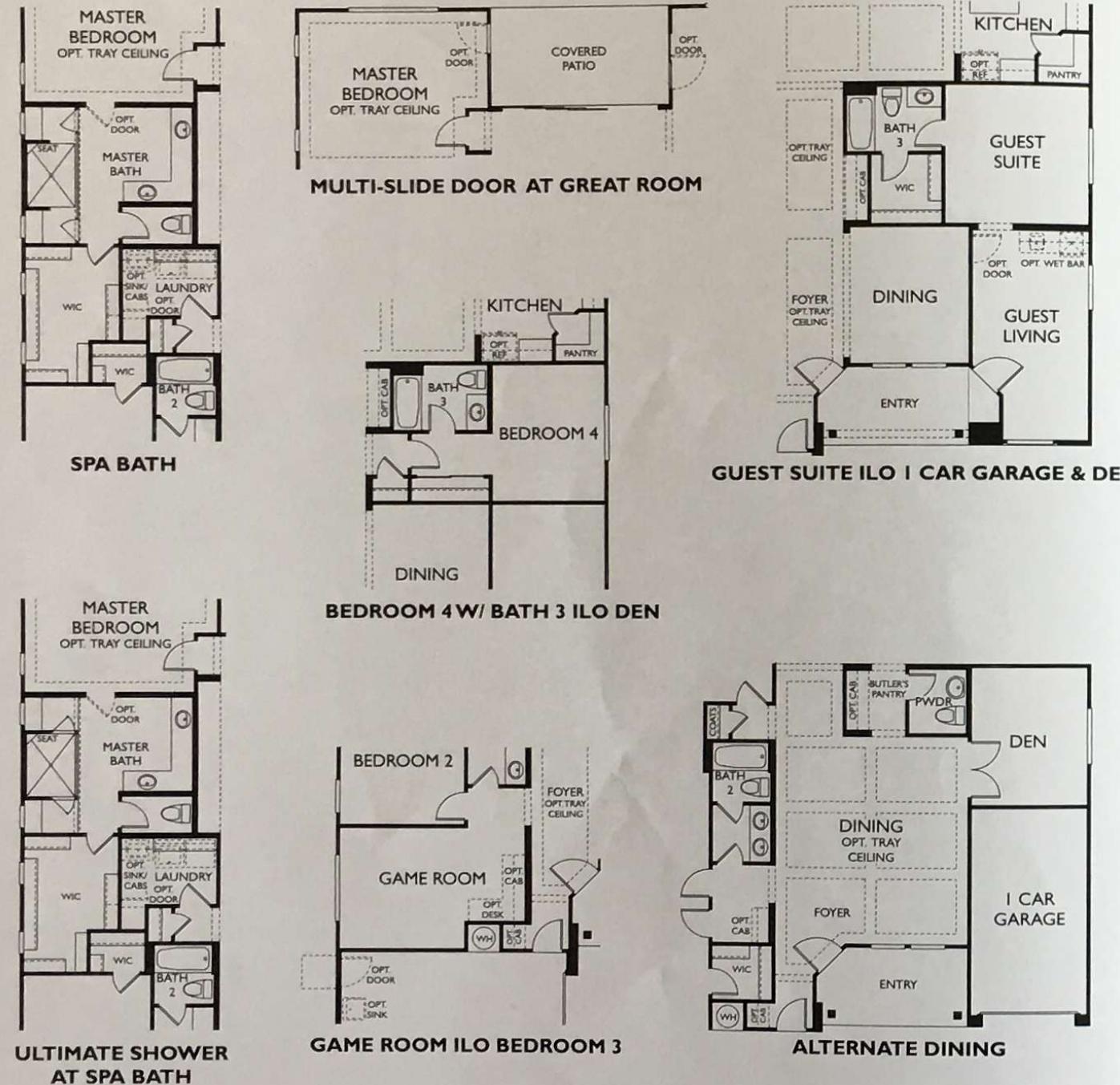
MODERN DESERT – ELEVATION T

Liberty at Marley Park

The Ebony - Plan 4524

2,381 to 2,575 Square Feet

480.207.7667



Liberty at Marley Park

The Laurel – Plan 4525

2,438 to 2,610 Square Feet

480.207.7667



FARMHOUSE – ELEVATION J



SPANISH – ELEVATION L

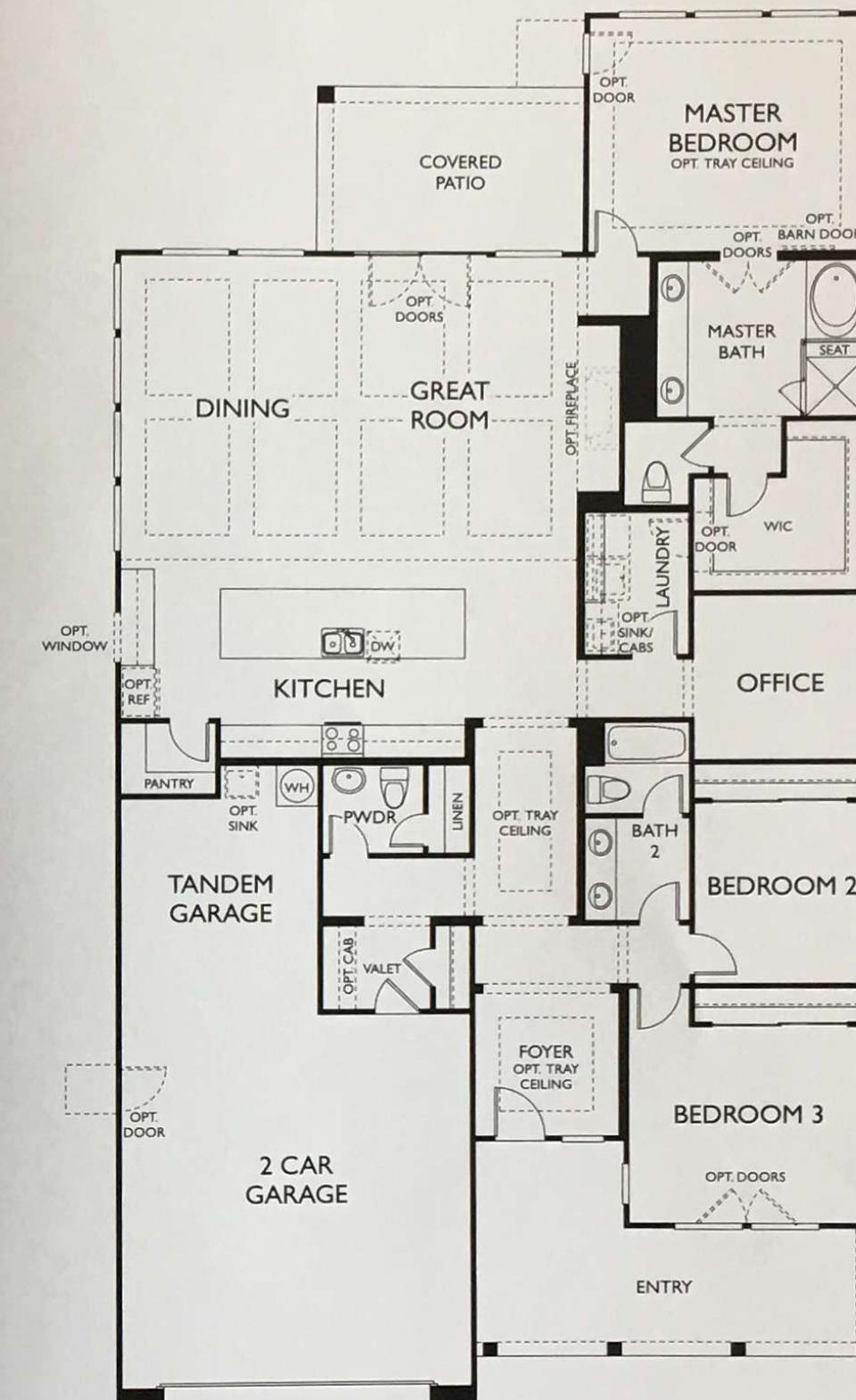
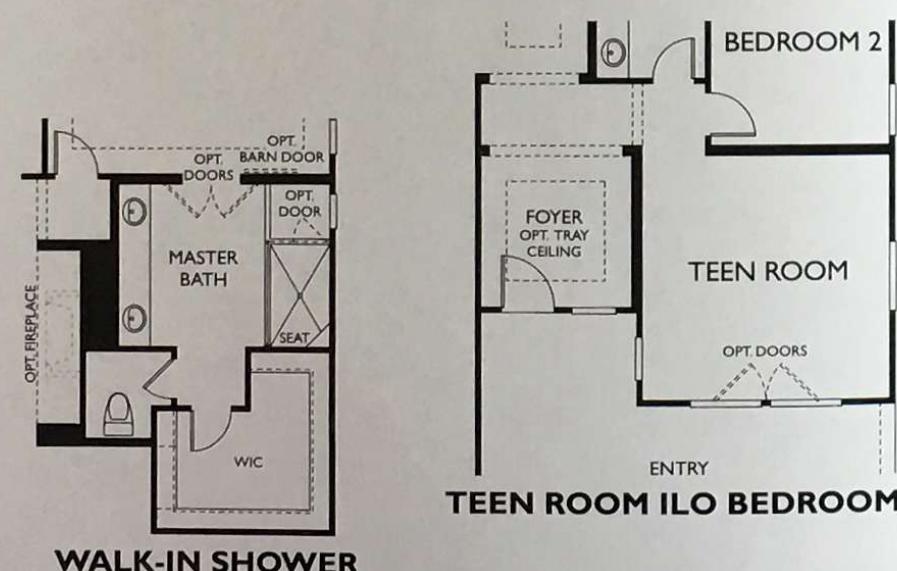
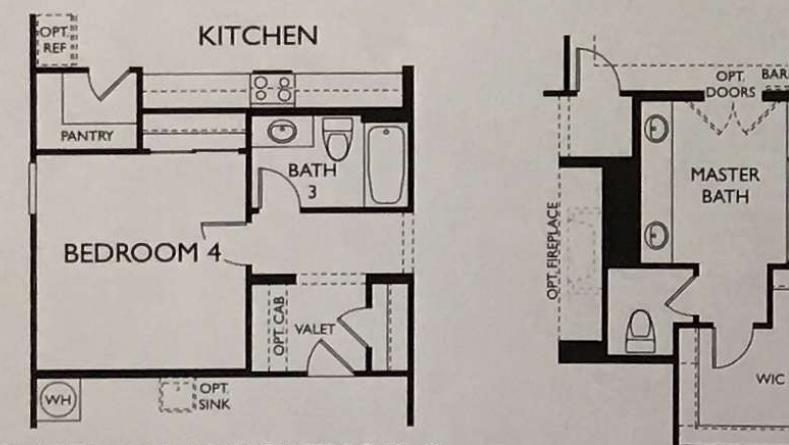
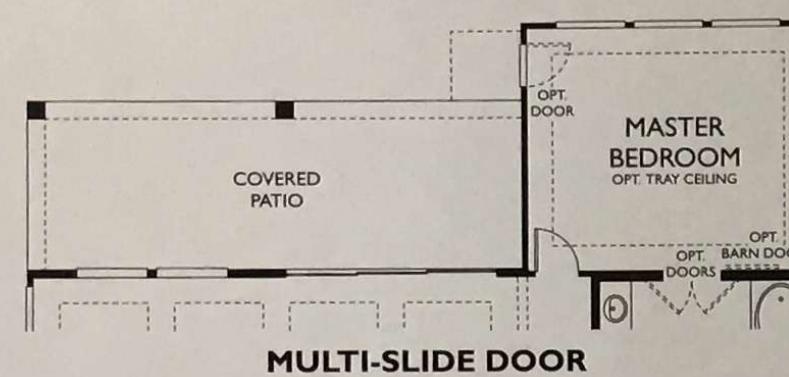
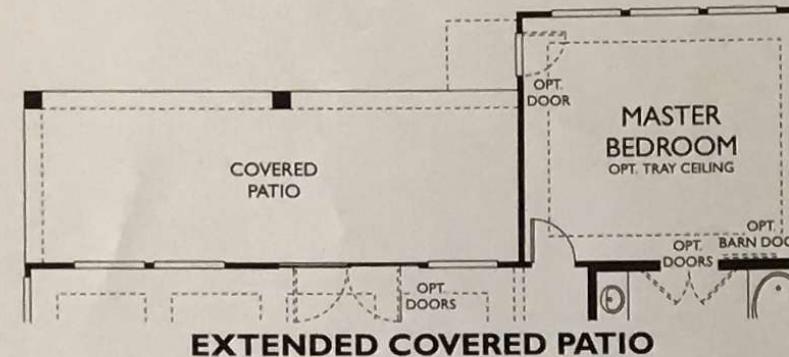


MODERN DESERT – ELEVATION T

Liberty at Marley Park

The Laurel – Plan 4525

2,438 to 2,610 Square Feet



CLAREMONT AT MARLEY PARK

The Claremont Series

Rochelle Crandall – Sales Counselor
 Katherine Skoff – Sales Associate
 480.207.7667

The Myrtle – Plan 5527

2,709 up to 2,929 Square Feet – Single Story

3 Bedrooms, Den, 2.5 Baths

Great Room, Covered Patio, 3-Car Split Garage

Optional: Casita, Fireplace, Bedroom 4

Ranch	(B)	\$315,990
Craftsman	(D)	\$313,990
Spanish	(L)	\$311,990

The Dogwood – Plan 5530

3,024 Square Feet – Single Story

4 Bedrooms, 3.5 Baths, Great Room

Flex Room, Covered Patio, 3-Car Tandem Garage

Optional: Den, Fireplace

Ranch	(B)	\$325,990
Craftsman	(D)	\$323,990
Spanish	(L)	\$321,990

The Juneberry – Plan 5533

3,376 up to 3,399 Square Feet – Single Story

3 Bedrooms, Den, 2.5 Baths

Great Room, Teen Room, 3-Car Tandem Garage

Optional: Bedroom 4, Bedroom 5, Guest Suite

Ranch	(B)	\$340,990
Spanish	(L)	\$336,990
Modern Desert	(T)	\$338,990

The Yellowwood – Plan 5543

4,349 up to 4,565 Square Feet – Two Story

5 Bedrooms, Den, 3.5 Baths

Great Room, Game Room, 3-Car Split Garage

Optional: Guest Suite, Casita, Bonus Room

Ranch	(B)	\$375,990
Farmhouse	(J)	\$373,990
Spanish	(L)	\$371,990

The Spruce – Plan 5550

5,054 up to 5,206 Square Feet – Two Story

6 Bedrooms, Den, 4.5 Baths

Great Room, Guest Suite, 3-Car Tandem Garage

Optional: Casita, Walk Deck

Craftsman	(D)	\$395,990
Spanish	(L)	\$391,990
Modern Desert	(T)	\$393,990

CLAREMONT AT MARLEY PARK

The Claremont Series

Rochelle Crandall – Sales Counselor
Katherine Skoff – Sales Associate
480.207.7667

ENERGY SAVINGS

Designed to meet the stringent Energy Star energy efficiency requirements
HERS score 70 or below
14 SEER High efficiency air conditioner
Dual pane, triple coat double Low E windows and doors with vinyl frames on windows and sliding glass doors for added energy efficiency
R-13 exterior blown wall insulation total composite value (most areas)
R-30 ceiling insulation composite value (most areas)
Cost efficient 50-75 gallon gas water heater (per plan)
Water conserving toilets
Central air conditioning zoning system (per plans)
Programmable thermostat(s)
Compact fluorescent bulbs (CFL) (most lighting fixtures)
Radiant Barrier Tech Shield roof sheathing
Energy Efficient gas water heater

ELEGANT KITCHENS

3 cm granite countertops
42" Cabinets with adjustable shelving, concealed hinges and crown moulding
Center island work stations and eating bar (per plan)
Spacious pantry
Generous recessed lighting
Stainless steel undermount sink and chrome faucet with pull out sprayer
Stainless steel freestanding electric smooth cooktop range
Built-in high efficiency dishwasher
Pre-plumbed for ice maker line
Food waste disposal
Microwave range hood combination with direct venting

STRIKING EXTERIORS

Architecturally inspired exteriors in a choice of Ranch, Spanish, Modern Desert, Craftsman, or Farmhouse styles
Architectural detailing on all four sides of the home
Covered patios with architectural detailing and concrete tiled roof
Finished two and three car garages (per plan)
Exterior paint primer
Covered front porches (per plan and elevation)
Rich exterior color palette
Almond colored window frames
Insulated roll-up sectional garage doors
Garage coach lights
Elegant lace and sand style stucco
ProMar 400 Exterior paint

DRAMATIC INTERIORS

Supreme livability with well designed floor plans for furniture placement
Open areas and generous window sizes for spacious ambience
Contemporary 9', 10' and/or volume ceilings throughout main living areas (per plan and elevation)
Ceiling fan pre-wires at master bedroom and great room
Wiring for (1) Phone and (2) Phone or Cable or TV drops
Elongated toilets in all bathrooms
Designer decora light switches
Architecturally designed arches and art niches (per plan)
Hand troweled walls with rounded corners including windows
Carpeting in a range of designer colors
Ceramic tile at entry, kitchen, breakfast nook, bathrooms & laundry
Raised panel interior doors
Central air conditioning (livable areas)
Dramatic lighting packages
Cultured marble tub surrounds at secondary bathrooms

OWNER'S SUITE

Compartmentalized commode at master bath
Walk-in closet with extra shelving
Abundant decorative lighting
Elegant plumbing fixtures

PRACTICALITY AND SAFETY

Post-tension reinforced concrete foundation
Elegant front door handle set with dead bolt lock
Pex plumbing system
Conveniently located interior laundry rooms with recessed box at dryer vent
Convenient front and rear hose bibs
Paved walk and driveways
Extra shelving in bedroom closets
Smoke detectors & carbon monoxide detectors
Side yard gate
Structured wiring enclosure
Elegant 8' weather-resistant fiberglass entry door system (style per elevation)
Garage door opener with two remotes
Generous coat closets and linen areas

OPPORTUNITIES TO PERSONALIZE YOUR HOME

Den, master retreat, casita, game room, guest suite and additional bedroom opportunities
Pre-plumbed for soft water loop or soft water system
Direct vent gas fireplace with tile or stone and TV/media niche at great room
Electrical options
Whole house LED lighting packages
Privacy door at master bathroom (per plan)
Security pre-wire or security system
Audio, visual, structured wiring options
Gas pre-plumb for BBQ
Swimming pools
Custom tile at bathrooms
Spa bathroom options
Two-tone interior paint
French doors
Multi-slide patio doors
Upgraded lighting
Upgraded stair railings
Upgraded flooring selections
Upgraded interior trim packages
Upgraded plumbing fixtures and finishes
Upgraded cabinetry
Upgraded appliances
Upgraded granite or engineered stone countertops in many colors and edge details



Claremont at Marley Park

480.207.7667

The Juneberry – Plan 5533

3,376 to 3,399 Square Feet



RANCH – ELEVATION B



SPANISH – ELEVATION L



MODERN DESERT – ELEVATION T

Claremont at Marley Park

The Juneberry – Plan 5533

3,376 to 3,399 Square Feet

