

Freedom

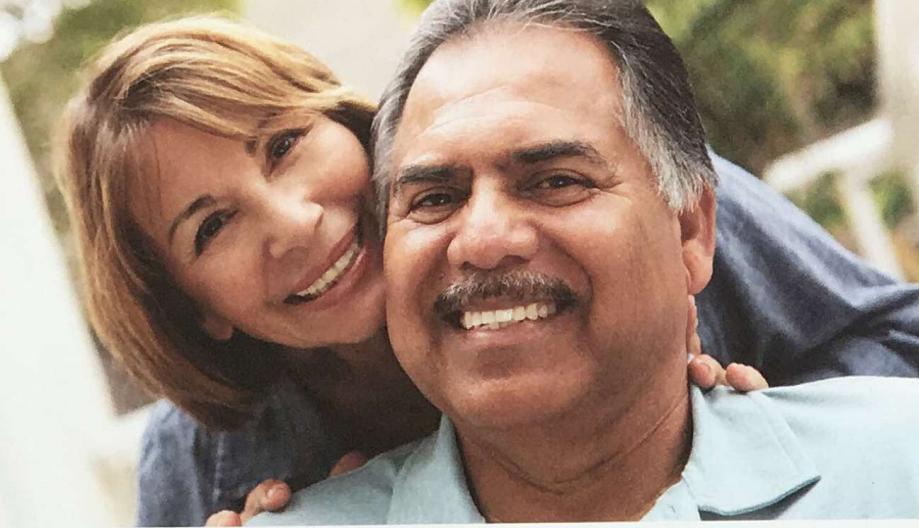
COLLECTION

Freedom's designed for adventure.



Maracay Homes

Choices for the way you want to live.



LIVE PASSIONATELY

You've waited 55 years for design to inspire your inner entertainer, traveler, trendsetter & adventurer. Welcome home.



ONE STORY - YOURS

Through subtle convenience, intuitive comfort & beautiful design, the Freedom Collection supports the lifestyle you want to live.



VICTORY AT VERRADO



ENTERTAINER – Plan 1155 – 2,284 SQ. FT. (MODEL)

Single Story • 2 Bedroom • 2 Bath
2 Car Garage

Included – A – Spanish Colonial: \$359,000
D – Desert Prairie: \$365,700
E – Ranch Territorial: \$363,500

ADVENTURER – Plan 2155 – 2,352 SQ. FT.

Single Story • 2 Bedroom + Den • 2.5 Bath
2 Car Garage

Included – B – Mediterranean: \$368,000
C – Craftsman: \$371,000
D – Desert Prairie: \$369,000

TRAVELER – Plan 3155 – 2,534 SQ. FT. (MODEL)

Single Story • 2 Bedroom + Den • 2.5 Bath
2 Car Garage

Included – C – Craftsman: \$380,000
A – Spanish Colonial: \$385,800
B – Mediterranean: \$392,700

TRENDSETTER – Plan 4155 – 2,624 SQ. FT. (MODEL)

Single Story • 2 Bedroom + Den + Hearth Room • 2.5 Bath
3 Car Tandem Garage

Included – A – Spanish Colonial: \$388,000
B – Mediterranean: \$404,500
C – Craftsman: \$397,500
E – Ranch Territorial: \$403,000

PATHFINDER – Plan 5031 – 2,685 SQ. FT.

Single Story • 4 Bedroom + Den • 2.5 Bath
3 Car Tandem Garage

Included – A – Spanish Colonial: \$394,000
B – Mediterranean: \$403,000
E – Ranch Territorial: \$399,400
F – Italianate: \$398,800

Prices Effective 4/20/17

SALES OFFICE HOURS: Open Daily 9am – 5pm
P: 623.533.6483 • 20766 W. Pasadena Ave. • Buckeye, AZ 85396

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INCLUDED FEATURES FOR VICTORY AT VERRADO

ENJOY COMMUNITY AMENITIES

Verrado Master Planned Community and Amenities
Active Adult – 55+ District
Friendly Small Town Feel
Avid Trails System
The Victory Club

HEQS - 63.

ENERGY-EFFICIENT CONSTRUCTION THAT CONSERVES YOUR MONEY TOO

Energy Efficient 16 SEER Lennox Air Conditioner
“Merv 8” Air Filters
R-8 Flex Duct System
Gas Furnace and 50-Gallon Hot Water Heater
Wireless Programmable Thermostat
Low-E Dual Pane Vinyl Framed Windows
Sprayed-in Cellulose Insulation in Exterior Wall Cavities
R-38 Blown Cellulose Attic Insulation (per plan)
R-19 Insulated Exterior Wall Design
Radiant Barrier Roof Sheathing
Solar Ready Home – Pre-Plumbed for Solar Panels
LED Bulbs Through-out
Panasonic “Whisper Green” Fresh Air Home Ventilation System
AquaPex Plumbing Systems
Low Water Usage Ergo-Height Toilets and Plumbing Fixtures
Post Tension Slab Foundation System
5 Year Termite Warranty

INTERIORS WITH PERSONALITY

CAT 6 Structured Wiring Package – Including 5 TV, 2 Phone and 5 Data Network Outlets
Wireless Security System
USB Charging Port at Master Bedroom and Kitchen
Illuminated Rocker Style Light Switches
Conveniently Raised Duplex Outlets in Bedrooms
All Interior Paint to be Low VOC
Pre-wired for Ceiling Fans in all Bedrooms, Dens, Great Rooms, Guest Suites, Casitas, Dual Master Bedrooms
Random Skip Trowel Drywall Finish with Rounded Corners
10' Ceilings on all Plans
Choice of 8' Raised Panel Hollow Core Interior Doors
Satin Nickel Interior Door Hinges and Door Hardware
5 1/4" Baseboards with 2 1/4" Door Casing
Brushed Nickel Interior Lighting Package
36" Upper Cabinets above Washer/Dryer Space
Plush Wall to Wall Carpeting
18" x 18" Tile Floors at Entry, Kitchen, Nooks, Bathrooms, Powder Rooms and Laundry Rooms

INSPIRING KITCHENS FOR ASPIRING CHEFS

Fairfield Cabinets with Staggered Uppers in choice of Wheat, Spice or Nutmeg with Dual Recycle Systems

Granite Slab Countertops

Stainless Steel Under-Mount Sink

Delta Faucet with Integral Sprayer in Stainless Finish

ENERGY STAR G.E. Stainless Steel Appliances including:

- 36" Gas Cooktop
- 36" Professional Vented Hood
- 30" Built-in Double Ovens
- Smart Dispense Technology Dishwasher
- Built-in Microwave
- ½ HP Disposal with Sink Top Switch

Refrigerator Space Pre-Plumbed for Ice-Maker and Reverse Osmosis

Recessed Lighting per Plan

INVITING EXTERIORS

Floor plans and square footage vary per elevation

Stucco Finish varies per Plan Elevation to Match Architectural Style

Choice of Exterior Paint Colors

Concrete Pavers at Driveways and Walkways

8' Therma-Tru Fiberglass Front Door

Schlage Keyless Front Door Lock

8' Garage Doors with Windows per Plan Elevation

Garage Door Openers included with Gateway Automation Module

Coach Lights included per Plan

Paved Trash Receptacle Pad

Front and Rear Yard Landscape Package with Automatic Drip and Smart Module Control System

LUXURIOUS BATHROOMS – LIKE A DAY AT THE SPA WITHOUT LEAVING HOME

Delta Faucets in Stainless Finish

Satin Nickel Bath Hardware

45" High Plate Glass Mirror at Master Bath and Secondary Baths

Cultured Marble Surround/Shower Pan at Master Bath with Brushed Nickel and Clear Glass Enclosure

Frameless Medicine Cabinets (per plan)

Executive Height Vanity at Master Bath and Secondary Baths

Jacuzzi Brand Non-Jetted Soaking Tub at Master Bath

Steel/Porcelain Tub at Secondary Baths with Cultured Marble Surround

Cultured Marble Vanity Tops with Integral Oval Bowls at Master and Secondary Baths

Included In-Wall Support for Grab Bars

Maracay Homes
FLEX DESIGN®



LEARN MORE AT energystar.gov



LIVING SMART

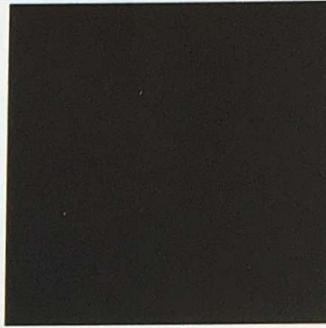
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Rev. 11-10-16

Victory at Verrado Featured Designer Home of the Month!



Active Adult – 55+ Community
Master-Planned Community of Verrado
Vibrant Main Street with Shopping & Dining
Victory Trail System
The Big Patio & Victory Club



The Trendsetter | Homesite # 511 | \$444,025

4827 N. Grandview Drive

2,624 Sq. Ft., Single Story, 2 Bedroom, Den, 2.5 Baths, 3 Car Garage

- Large Covered Porch
- Formal Dining Room
- 16' Slider at Great Room
- 10' Slider at Hearth Room
- 20" Tile
- Upgraded Carpet and Pad in Bedrooms
- Granite Countertops with Custom Backsplash
- Gourmet Stainless Appliances
- 5 Burner Gas Cooktop
- Double Ovens
- Walk-In Shower at Master Bath
- Dual Shower Heads

SEE DETAILS AND FLEXDESIGN® YOUR HOME AT MARACAYHOMES.COM



Victory at Verrado • Verrado Way and Victory Blvd. • Buckeye, AZ 85396

Pam Meyer • NewHomes@MaracayHomes.com • 480.889.3713

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Freedom COLLECTION

VICTORY BY MARACAY HOMES

ENTERTAINER · PLAN 1155 (MODEL)

2,284 SQ. FT. · SINGLE STORY

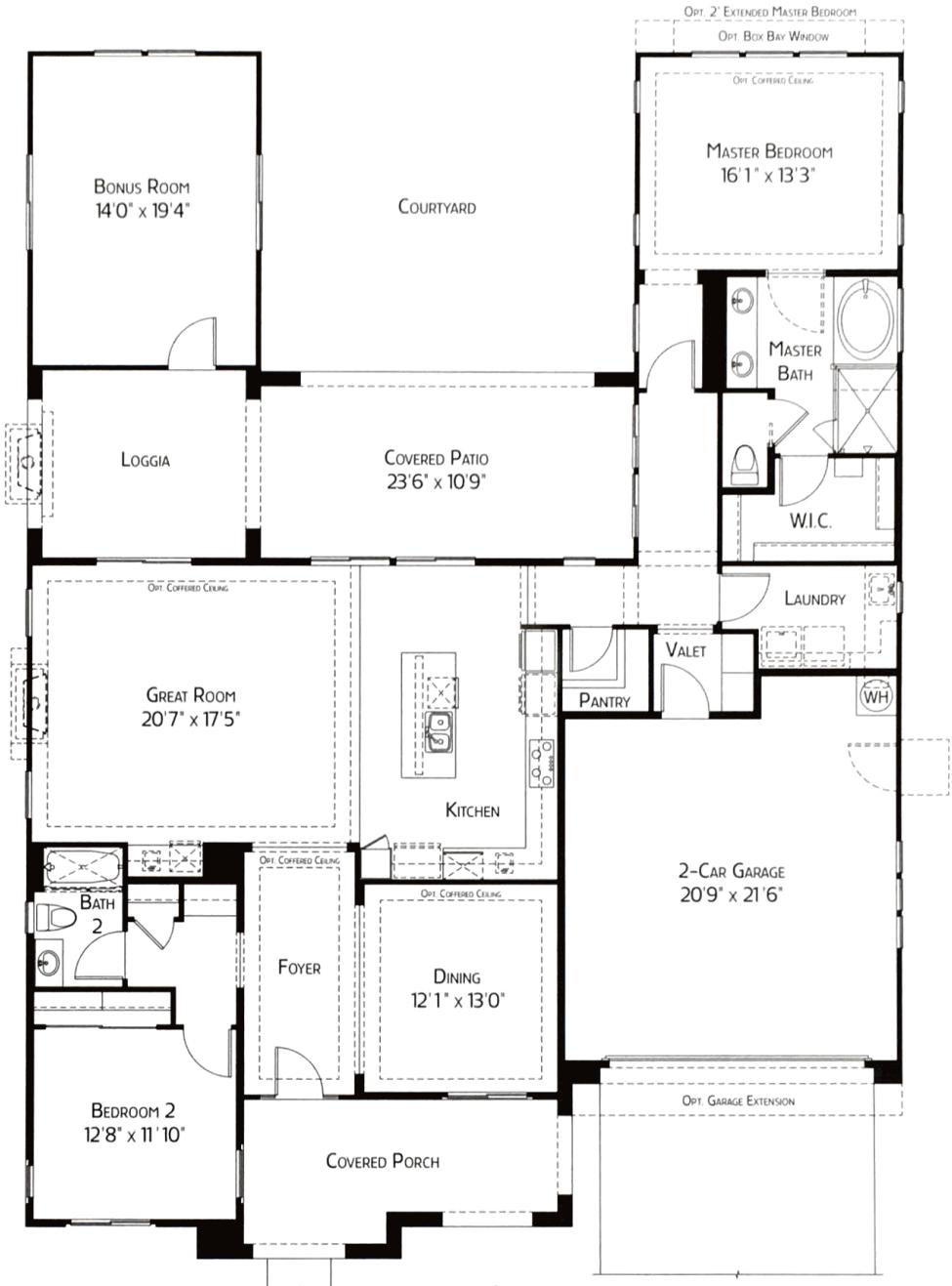
2 BEDROOMS · 2 BATHS

BONUS ROOM · DINING · LOGGIA

2 CAR GARAGE

FlexDesign® Choices

- Sliding Glass Doors at Various Locations
- Alternate Kitchen Islands
- Alternate Kitchen Layout
- Wet Bar at Great Room
- Fireplace at Loggia
- Fireplace at Great Room
- Casita In Lieu of Bonus Room
- Shower at Bath 2 In Lieu of Tub/Shower
- Walk-in Shower at Master Bathroom
- Master Bath Spa Room
- Alternate Master Bedroom Layouts
- Box Bay Window at Master Bedroom
- Expanded Master Bedroom



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Freedom COLLECTION

VICTORY BY MARACAY HOMES

CHOOSE FROM THREE EXTERIOR ELEVATIONS

ENTERTAINER · PLAN 1155 (MODEL)

2,284 SQ. FT. · SINGLE STORY

2 BEDROOMS · 2 BATHS

BONUS ROOM · DINING · LOGGIA

2 CAR GARAGE



Victory at Verrado

Sales Office Hours: Open Daily 9am – 5pm

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Choices for the way you want to live.

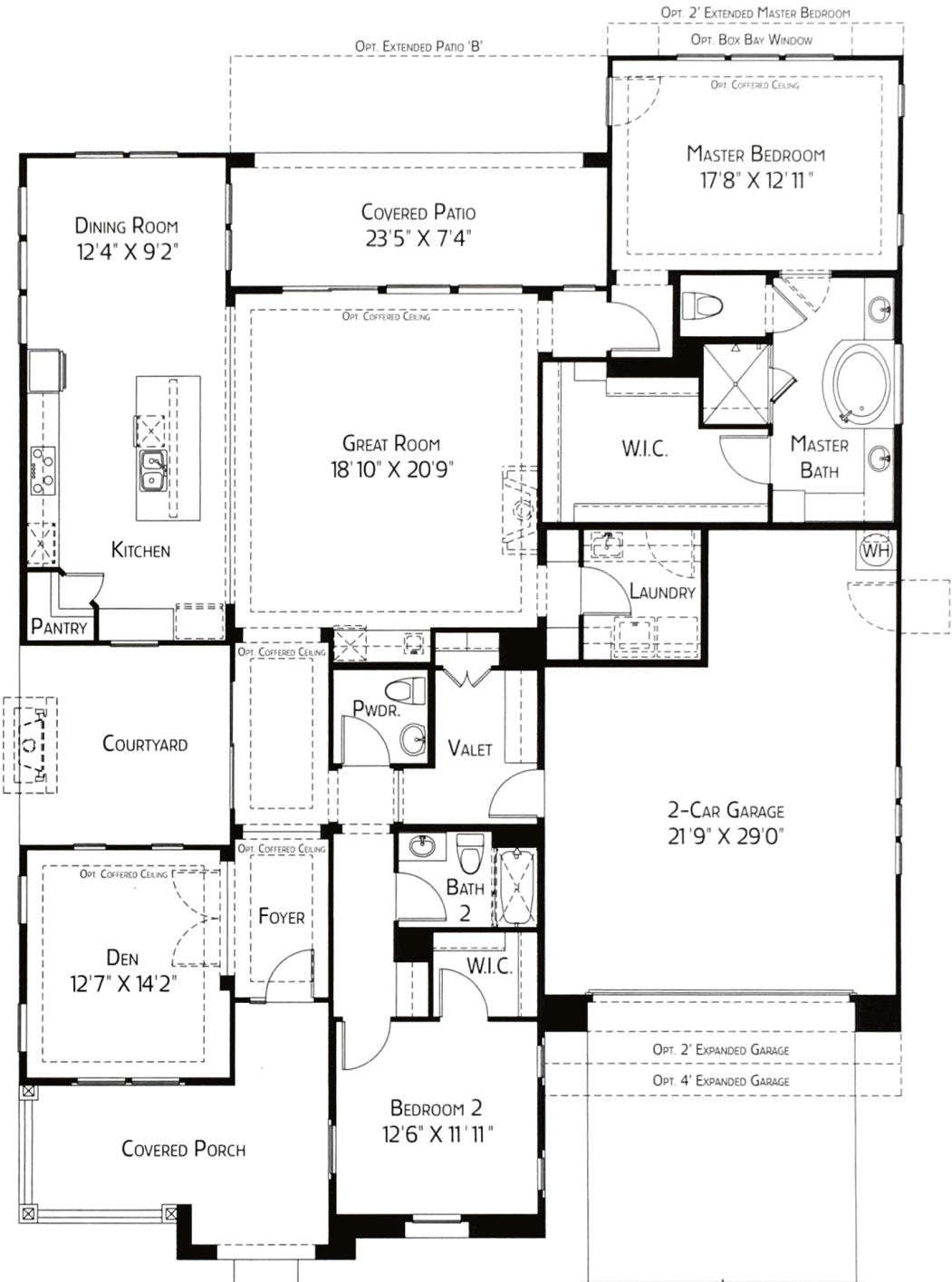


ADVENTURER · PLAN 2155

2,352 SQ. FT. · SINGLE STORY
2 BEDROOMS · 2.5 BATHS
DEN · 2 CAR GARAGE

FlexDesign® Choices

- Sliding Glass Doors at Various Locations
- Alternate Kitchen Islands
- Wet Bar at Great Room
- Super Expanded Laundry
- Pet Wash at Super Expanded Laundry
- Fireplace at Great Room
- Fireplace at Courtyard
- Extended Covered Patio 'B'
- Snore Room
- Guest Suite
- Walk-in Shower at Master Bathroom
- Master Bath Spa Room
- Box Bay Window at Master Bedroom
- Expanded Master Bedroom
- Courtyard Wall



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VICTORY BY MARACAY HOMES

CHOOSE FROM THREE EXTERIOR ELEVATIONS

ADVENTURER · PLAN 2155

2,352 SQ. FT. · SINGLE STORY

2 BEDROOMS · 2.5 BATHS

DEN · 2 CAR GARAGE



ELEVATION B – RURAL MEDITERRANEAN



ELEVATION C – CRAFTSMAN



ELEVATION D – DESERT PRAIRIE

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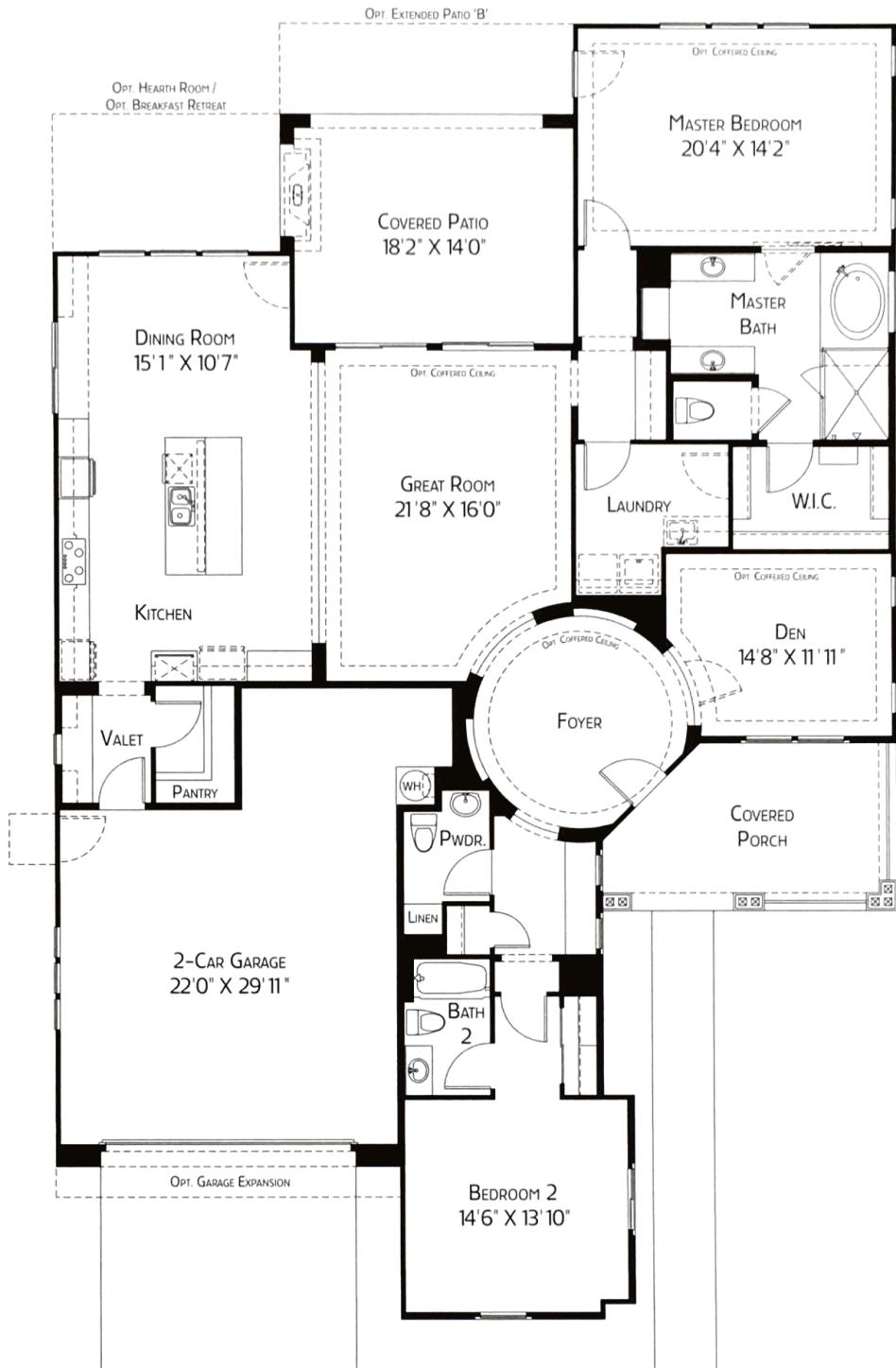


TRAVELER · PLAN 3155 (MODEL)

2,534 SQ. FT. · SINGLE STORY
2 BEDROOMS · 2.5 BATHS
DEN · 2 CAR GARAGE

FlexDesign® Choices

- Alternate Kitchen Islands
- Alternate Laundry
- Fireplace at Covered Patio
- Extended Covered Patio 'B'
- Hearth Room
- Owner's Breakfast Retreat
- Snore Room
- Bedrooms 3 and/or 4
- Guest Suite
- Master Bath Spa Room
- Walk-in Shower at Master Bathroom



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CHOOSE FROM THREE EXTERIOR ELEVATIONS

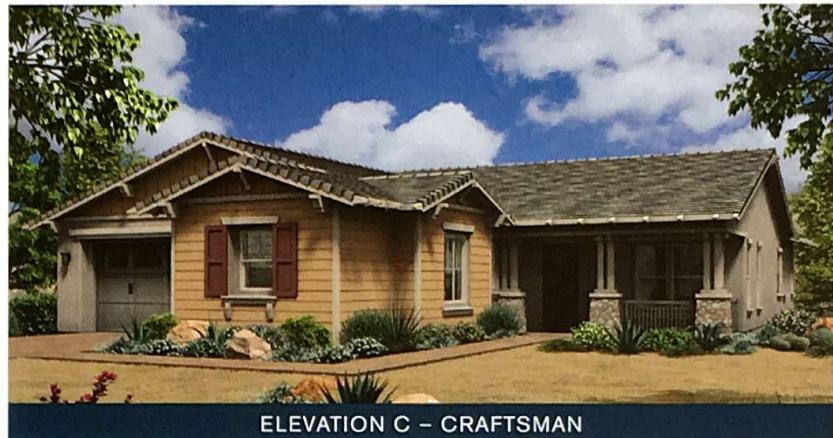
TRAVELER · PLAN 3155

(MODEL)

2,534 SQ. FT. · SINGLE STORY

2 BEDROOMS · 2.5 BATHS

DEN · 2 CAR GARAGE



ELEVATION C – CRAFTSMAN



ELEVATION A – SPANISH COLONIAL



ELEVATION B – RURAL MEDITERRANEAN

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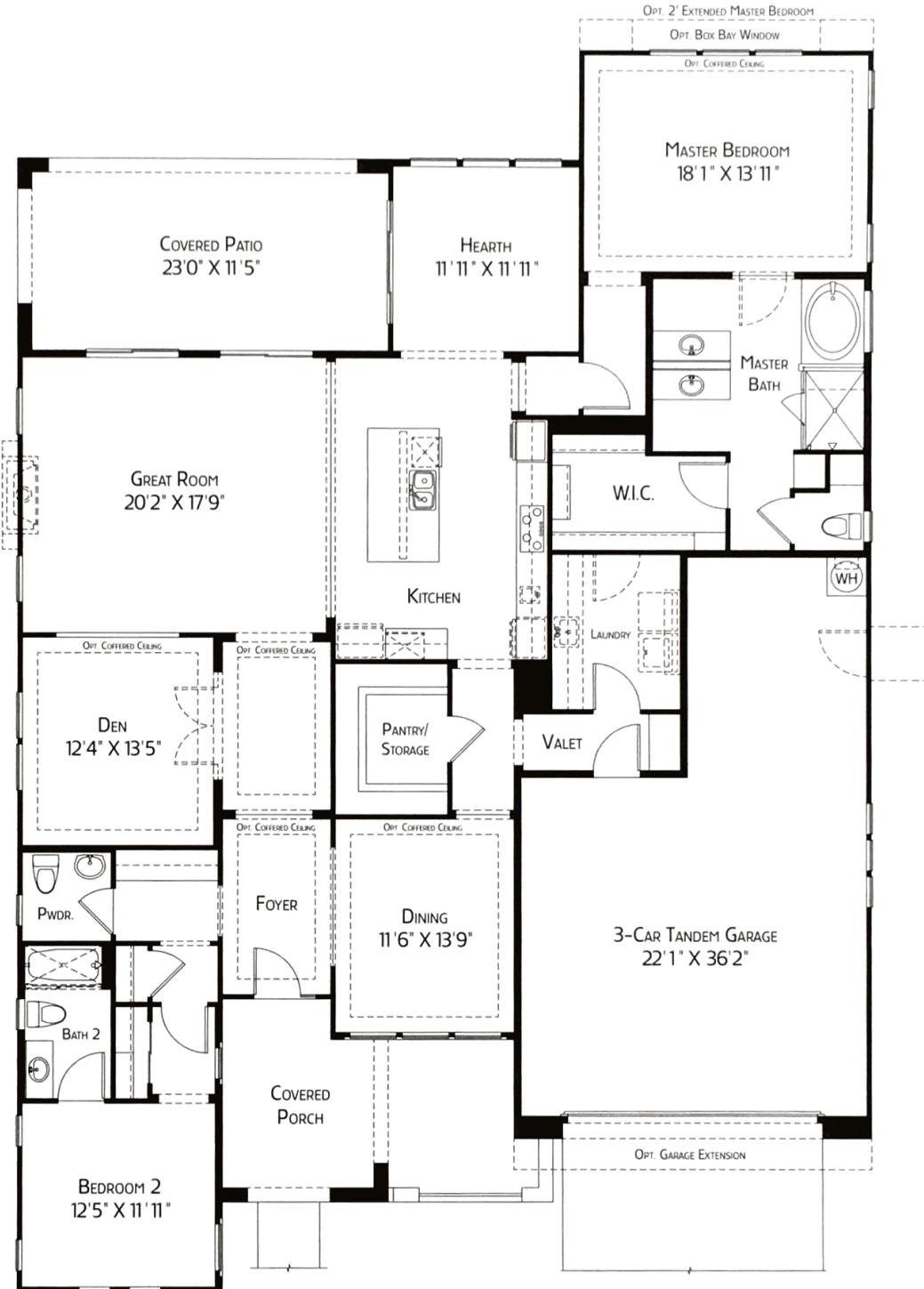


TRENDSETTER · PLAN 4155 (MODEL)

2,624 SQ. FT. · SINGLE STORY
2 BEDROOMS · 2.5 BATHS
DEN · HEARTH ROOM
3 CAR TANDEM GARAGE

FlexDesign® Choices

- Sliding Glass Doors at Various Locations
- Alternate Kitchen Islands
- Alternate Kitchen
- Wet Bar
- Wine Storage
- Command Center
- Super Expanded Laundry
- Pet Wash at Super Expanded Laundry
- Fireplace at Great Room
- Master Retreat
- Snooze Room
- Bedroom 3 In Lieu of Den
- Casita
- Dual Master Bedroom
- Master Bath Spa Room
- Walk-in Shower at Master Bath
- Box Bay Window at Master Bedroom
- Expanded Master Bedroom



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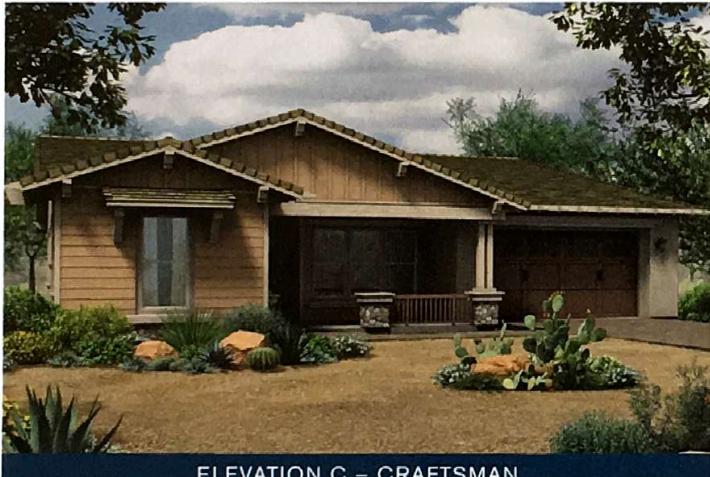
CHOOSE FROM FOUR EXTERIOR ELEVATIONS



ELEVATION A – SPANISH COLONIAL



ELEVATION B – RURAL MEDITERRANEAN



ELEVATION C – CRAFTSMAN



ELEVATION E – WESTERN REGIONAL RANCH TERRITORIAL

TRENDSETTER · PLAN 4155 (MODEL)

2,624 SQ. FT. · SINGLE STORY

2 BEDROOMS · 2.5 BATHS

DEN · HEARTH ROOM

3 CAR TANDEM GARAGE

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Maracay Homes

Choices for the way you want to live.

Maracay Homes reserves the right to discontinue or modify all prices, plans, designs, specifications, features, materials, and financing at any time without notice or obligation. Models or floor plans that have the same or corresponding plan numbers or names may reflect changes or options that are different for each community or the city that the model homes or floor plans are located in. All square footage and room dimensions are approximate. Floor plans & square footage vary per elevation. Marketing promotion/incentives only available through approved lenders. Prices and features are subject to change. Renderings are artist conceptions only. Ceiling heights and window sizes/locations may vary with exterior elevations. Windows shown depict "A" elevations. Landscaping and elevation may vary. ©2017 Maracay Homes. ROC#172120



Freedom

COLLECTION

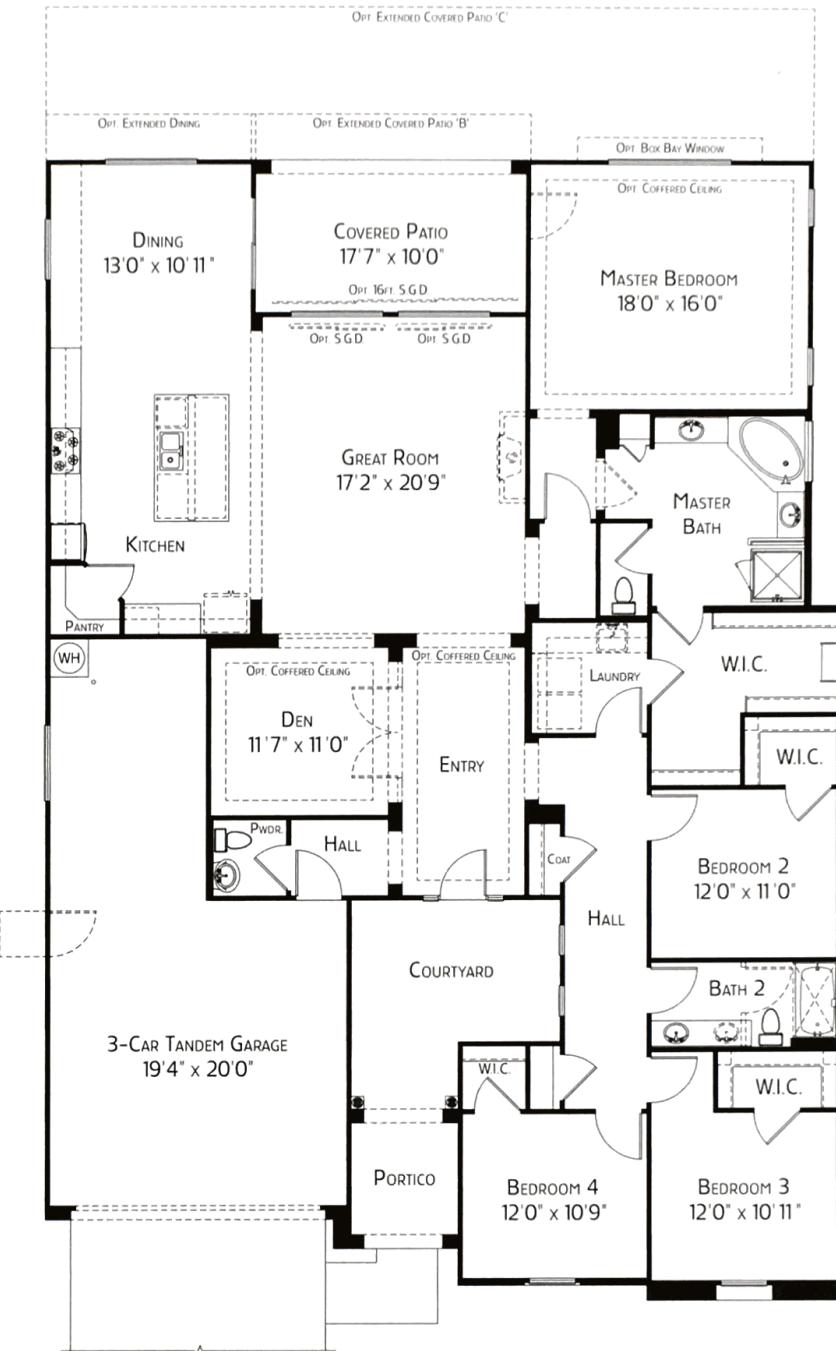
VICTORY BY MARACAY HOMES

PATHFINDER · PLAN 5031

2,685 SQ. FT. · SINGLE STORY
4 BEDROOMS · 2.5 BATHS
DEN · 3 CAR TANDEM GARAGE

FlexDesign® Choices

- Sliding Glass Doors at Various Locations
- Alternate Kitchen Island
- Expanded Dining
- Wet Bar
- Expanded Laundry
- Fireplace at Great Room
- Bonus Room In Lieu of Bedroom 2
- Guest Suite
- Walk-in Shower at Master Bath
- Box Bay Window at Master Bedroom



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Maracay Homes
FLEX DESIGN®



The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, sex, sexual orientation, handicap/physical disability, familial status, or national origin. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Trails may be dangerous—use at your own risk. You must visit a Company New Home Gallery to purchase a home. Please consult a New Home Advisor for specific price and other information for each community. Please see the actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite and/or the features thereof. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. ROC No. 172120 © 2017 Maracay Homes, LLC, a member of the TRI Pointe Group. All rights reserved.

CHOOSE FROM FOUR EXTERIOR ELEVATIONS



ELEVATION A – SPANISH COLONIAL



ELEVATION B – RURAL MEDITERRANEAN



ELEVATION C – WESTERN REGIONAL RANCH TERRITORIAL



ELEVATION D – ITALIANATE

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LIVING SMART.