



Gated Golf Course Neighborhood in Estrella

12175 S. 184th Ave Goodyear, AZ 85338

Model	Description	Square Footage	Price (varies by elevation)
Crenshaw	2 Bedrooms, 2 ½ Baths w/ Den, Great Room Plan w/ 3-Car Tandem Garage (Opt. 3 rd BR/3 rd BA ILO Tandem Garage)	1912 Single Story	\$239,990
Joshua	3 Bedrooms, 2 ½ Baths, Great Room Plan w/ 3-Car Tandem Garage (Opt. 4 th BR/3 rd BA ILO Tandem Garage)	1981 Single Story	\$248,990
Jacklin (Model)	3 Bedroom, 2 ½ Baths, Great Room Plan w/ 3-Car Tandem Garage (Opt. Den ILO Tandem Garage)	2092 Single Story	\$254,990
Jacobs	3 Bedroom, 2 ½ Baths, Great Room Plan w/ 3-Car Tandem Garage (Opt. 4 th BR/3 rd BA ILO Tandem Garage)	2330 Single Story	\$269,990
Shown with <i>Optional 2nd Floor (Model)</i>	Second Floor Bonus Room with Full Bath and Optional Balcony	2939 Two Story	See Sales Rep
Stewart	3 Bedrooms, 2 ½ Baths w/ Den and First Floor Master Suite, Great Room Plan w/ 3-Car Tandem Garage (Opt. 4 th BR/3 rd BA ILO Den)	2909 Two Story	\$296,990

Some Available Options include:

**Luxury Master Bath - Master Suite Access to Laundry Room - 7' Master Shower
Extended Covered Patio - Balcony - Study/Den - Guest Suites
Formal Dining Room w/ Butler's Pantry
Multi-Slide Stacking Glass Doors, up to 16' wide**

*(Options vary by Plan)
04/17/2017*

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LUXURY ENHANCEMENTS

Interior Finish

- 10' Ceiling Height (all first floor living areas)
- Oversized Secondary Bedrooms with Multi-Level Shelving in the Closets
- Skip Trowel Drywall Texture on Interior Walls with Rounded Corners, including Window Recesses
- 2-Panel, Smooth-Finish Interior Doors
- Lever Interior Door Hardware in Satin Nickel
- Decora Light Switches
- Double Switched Ceiling Fan Pre-Wire in all Bedrooms and Great Room
- Whole House Premium Lighting Package
- Ceramic Tile Flooring in Foyer, Kitchen, Breakfast Nook, Laundry Room, and Bathrooms
- Wall-to-Wall Stain Resistant Carpet

"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.

Low Maintenance Exteriors

- Three Authentic Southwestern Exteriors with Four Sided Architecture and Detailing on front, rear and sides
- Architecturally Distinctive Stucco Finish
- Concrete Driveways and Walks
- Steel Architectural Garage Doors with an Automatic Opener
- Concrete, Color-Through, Architectural Roof Tiles
- Oversized Covered Patios
- Optional Stacking Glass Doors up to 16' wide

PEACE OF MIND

Responsible Energy Saving/Green Features

- **Energy Star® CERTIFIED (whole house)**
- **5 Star+ HERS Index**
- 8' Insulated Fiberglass Designer Entry Door
- Independently Designed High-Efficiency TRANE 14 SEER Air Conditioner/8.5 HSPF Heat Pump System
- Dedicated Air Returns in all Bedrooms
- Spray Foam Insulation in Walls and on Roof Deck of Conditioned Attic Spaces
- Double Paned, "Low-E" Energy Efficient Vinyl Windows
- Compact Fluorescent Light (CFL) Bulbs
- Natural Gas 50-Gallon Water Heater
- Recirculation Pump
- Water-Conserving Fixtures Throughout Bathrooms and Kitchen
- Elongated Toilets
- Pex-A Water Supply System

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 Loop

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

MY HOME 24-7 HOMEOWNER WEBSITE

STYLE AND DESIGN

Elegant Kitchens / Luxurious Master Baths

- 3 CM Granite Slab Kitchen Countertops
- Undermount, Stainless Steel, Double Bowl Sink; Pre-Plumbed for RO System
- Oversized Kitchen Islands
- GE Appliances
 - Smooth Top Cooktop (Gas Optional)
 - Built-in Wall Oven and Separate Microwave
 - Exterior Vented Cooktop Hood
 - 4-Level Power Scrub Dishwasher
- 1/3 HP Garbage Disposal
- Ice-Maker Line to Refrigerator Location
- 42/36 inch "Castled", Recessed Panel Maple Wall Cabinets
- Raised Height Master Bath Vanities
- Oversized 5' Walk-in Master Shower
- 12" x 12" Tile Shower in Master Bath w/ Kerdi Membrane

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
- Rear and Side Yard Masonry Privacy Wall with 4' Wrought Iron Framed Gate with Wood Slats

FLEXIBLE OPTIONS TO PERSONALIZE YOUR HOME

(Many Options and Features are Plan Specific*)

- Formal Dining, Den, Study, Craft and Office Flex Spaces
- Secondary Bedroom Suites
- 4th/5th/6th/7th Bedroom
- 2nd Story Bonus Rooms
- 2nd Story Balconies
- 12' & 16' Stacking Door Systems
- Extended Covered Patios and Decks

THE JACKLIN

2,092 to 2,233 Square Feet

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Rural Mediterranean

Dimensions are approximate, may differ from actual plans and are subject to change without notice. Floor plans vary per elevation and community. 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 Sales Representative for complete information. Copyright © 2014 William Ryan Homes, Inc. All Rights Reserved.



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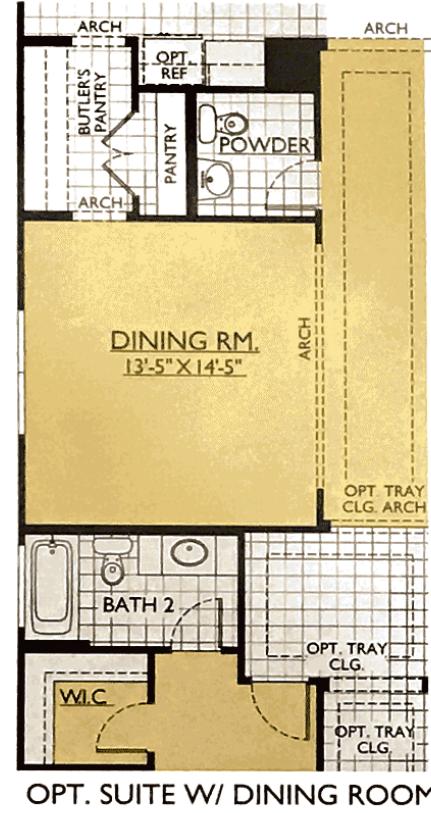
THE JACKLIN

Golf Ridge at Mountain Ranch in Estrella 2,092 to 2,233 Square Feet Single Story

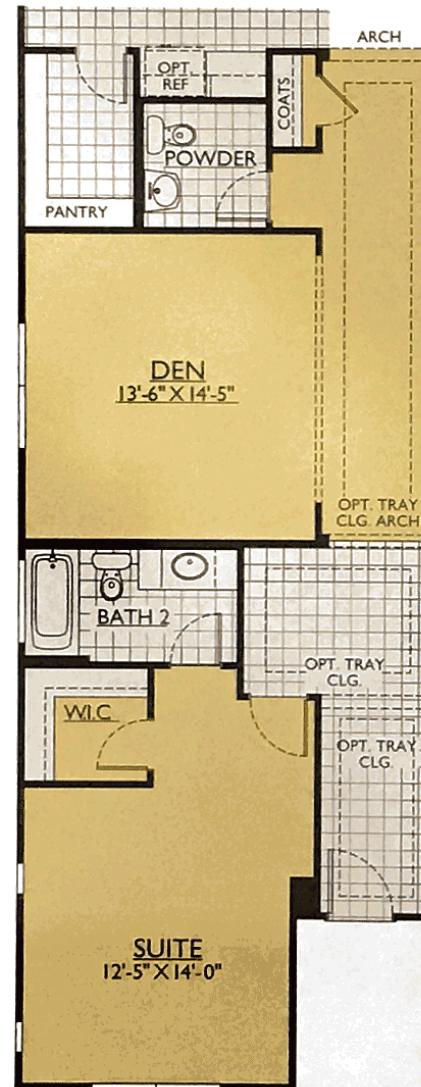
3 Bedrooms • 2.5 Bath • Covered Patio • Tandem Garage • Great Room

Master Bath • Suite With Den • Suite With Dining Room • Suite With Bedroom
12' Multi-Slide Stacking Door • Extended Master W.I.C. • Study • Covered Patio

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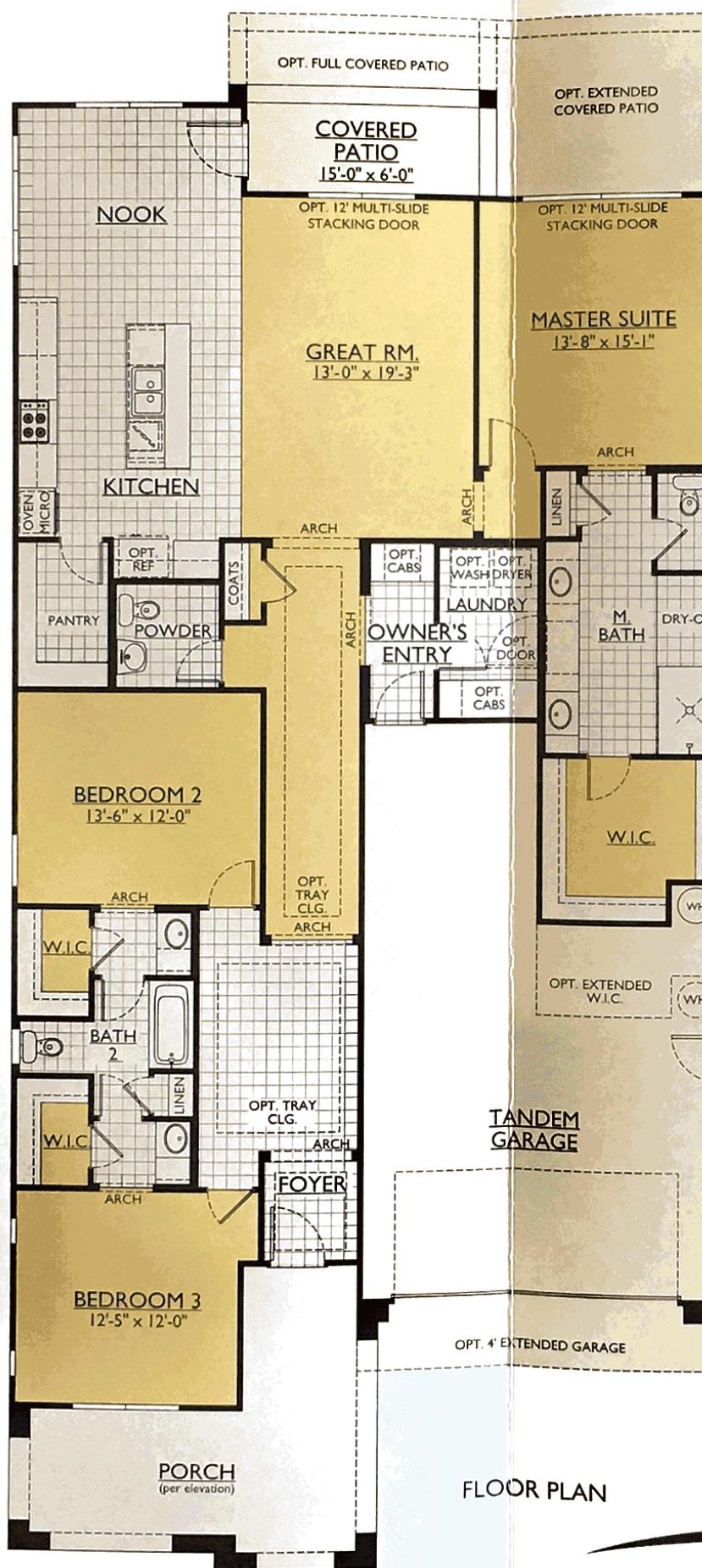
OPT. SUITE W/ DINING ROOM



OPT. SUITE W/ DEN



OPT. SUITE WITH BEDROOM



FLOOR PLAN



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THE JACKLIN



Spanish Mission



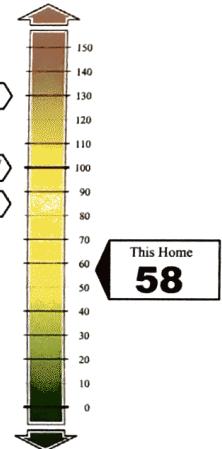
Spanish Colonial



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



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THE CRENSHAW



Spanish Mission



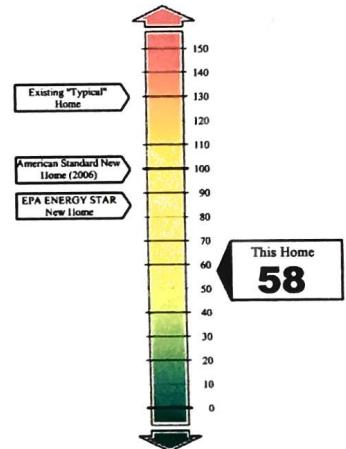
Rural Mediterranean



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LOWER the BETTER.



THE CRENshaw

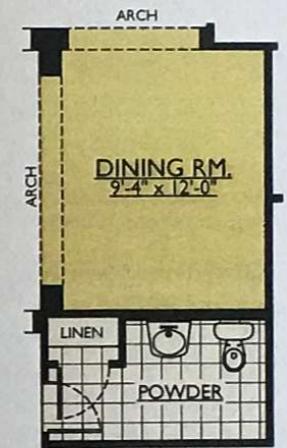
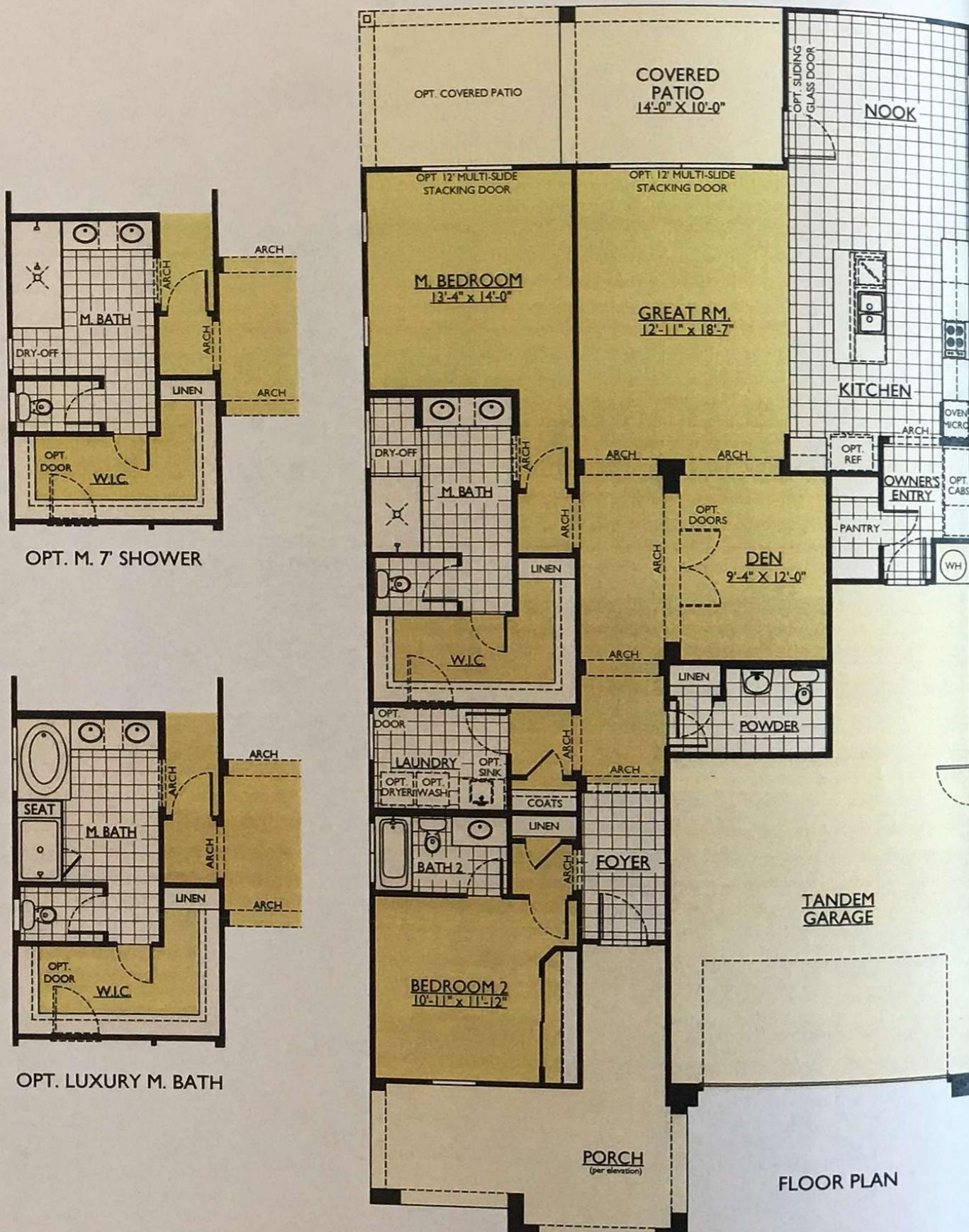
Golf Ridge at Mountain Ranch in Estrella
1,912 to 2,045 Square Feet Single Story

2-3 Bedrooms • 2.5-3 Bath • Covered Patio • Tandem Garage • Great Room

Optional: Bedroom 3 ILO Tandem Garage • Dining Room ILO Den • 7' Shower • Luxury Master Bath

Covered Patio • 12' Multi-Slide Stacking Door

To see flexible option for this home, view our interactive floor plans at www.WilliamRyanHomes.com



THE CRENSHAW

1,899 to 2,032 Square Feet

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Spanish Colonial



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THE JOSHUA



Spanish Mission - Scheme 2



Craftsman - Scheme 9



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THE JOSHUA

Golf Ridge at Mountain Ranch in Estrella

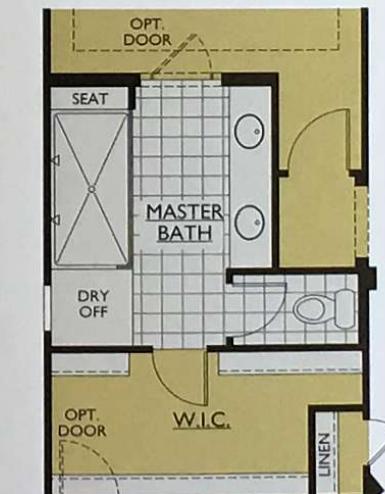
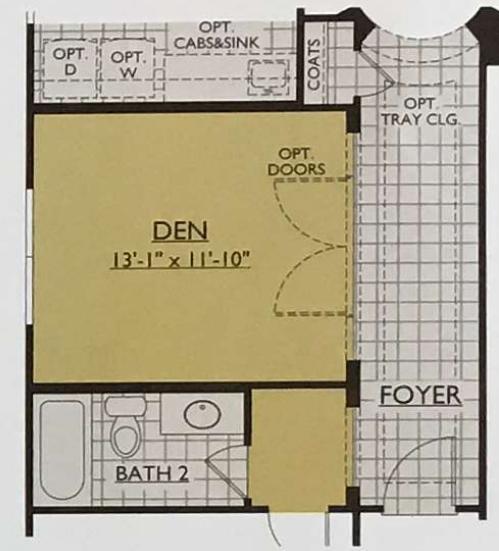
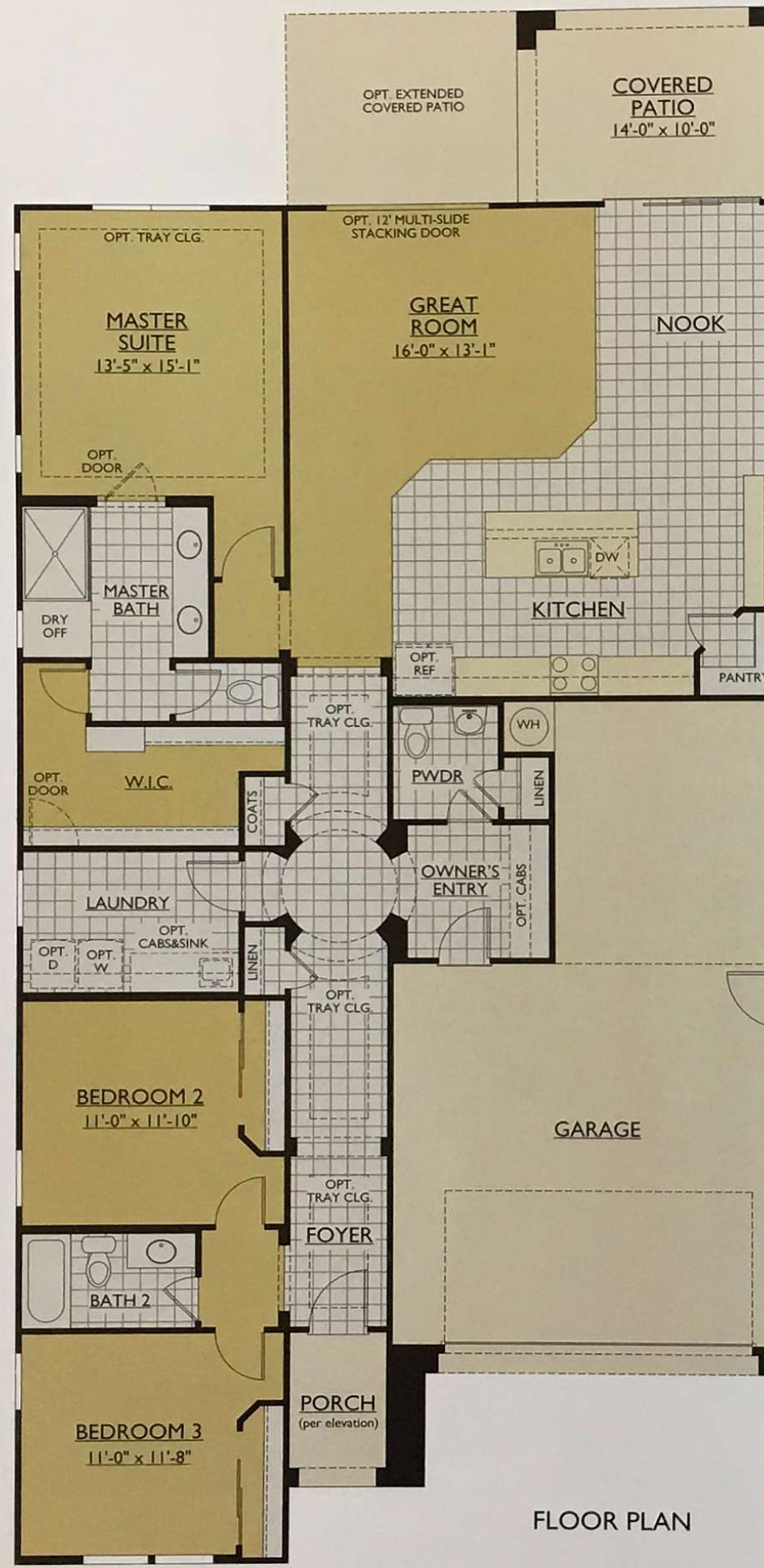
1,981 Square Feet Single Story

3-4 Bedrooms • 2.5-3 Bath • Covered Patio • Tandem Garage • Great Room

Optional: 7' Shower • Luxury Master Bath • Den ILO Bedroom 2 • Suite ILO Tandem Garage

12' Multi-Slide Stacking Door • Extended Covered Patio

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



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THE JOSHUA



Spanish Mission - Scheme 2



Craftsman - Scheme 9



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THE JACOBS

2,330 to 2,939 Square Feet

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Spanish Colonial

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THE JACOBS



Spanish Mission



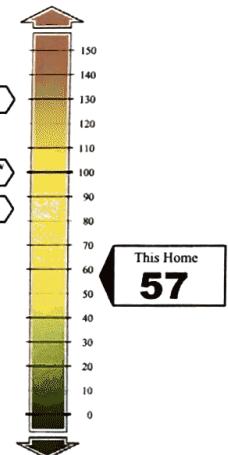
Rural Mediterranean



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Existing "Typical" Home
American Standard New Home (2006)
EPA ENERGY STAR New Home

This Home
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