

HOME DESIGNS

Floor Plan	Design Features	Monthly Payments	Price
Villa Cornaro 2,592 Sq. Ft. 1 Story	3 Bedrooms, 2.5 Baths, Den Great Room, Dining Room, Pantry 2 Car Garage +	Starting at \$2,123*	B \$359,900 E \$359,900 D \$360,900 C \$362,900
Villa D'Este 2,445 Sq. Ft. 1 Story	3 Bedrooms, 2.5 Baths, Den Great Room, Dining Room 3 Car Split Garage	Starting at \$2,158	A \$365,900 C \$366,900 D \$368,900 B \$369,900
Villa Saraceno 3,234 Sq. Ft. 1 Story	4 Bedrooms, 3.5 Baths, Teen Room Great Room, Dining Room 4 Car Split Garage	Starting at \$2,261	A \$383,900 E \$386,900 D \$387,900 C \$390,900
Villa Torrigiani 3,516 Sq. Ft. 1 Story	4 Bedrooms, 3.5 Baths, Teen Room Great Room, Dining Room 4 Car Split Garage	Starting at \$2,410	A \$409,900 C \$412,900 D \$412,900 B \$414,900



**THE VILLAGE
AT LITCHFIELD PARK**

14586 W. Village Parkway, Litchfield Park, AZ 85340
 Represented by Luigi Ravacchioli
 623-888-5124

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Effective 3-01-2017

*The estimated payment is provided for purposes of illustration only and is not a commitment to lend nor a representation or guarantee that such a payment will be applicable to any buyer and/or transaction. Estimated monthly payment assumes conventional financing and a purchase price as provided above with 20% down 4.50% interest rate and PMI rate of 0.67% on a 30 year loan. Costs include the HOA fee, insurance rate of 0.005% and taxes of 0.80%. Assured terms may not be available for all or any buyers. Property taxes and HOA fees are subject to change from time to time and loan products, financing programs, purchase price, interest rates, fees, payments and offers may vary, are subject to change or cancellation at any time without notice and are subject to the specific underwriting guidelines of the lender from which you elect to obtain financing, credit approval, property appraisal, seller contribution limits and other



INCLUDED FEATURES

Energy Saving Features

- Environments for Living® Diamond level certified
- Energy Star™ Version 3 certified community
- Vinyl dual-pane low-E Windows
- Energy efficient Lennox® 14 S.E.E.R. AC system
- Honeywell® Wi-Fi Programmable Thermostat
- LP® Techshield® Radiant Barrier Roof Sheathing
- GREENGUARD® certified R-15 blown-in fiberglass at exterior walls, for total wall system value of R-20
- Water-saving Moen® plumbing fixtures
- Compact fluorescent light (CFL) bulbs throughout
- 50-gallon gas water heater
- Honeywell zoning system (per plan)

Comfortable and Healthy Living

- Honeywell® ventilation switch - fresh air exchange
- MERV 8 rated air filters
- Low volatile organic compound (VOC) products
- Smoke and carbon monoxide detectors for peace of mind

Distinctive Exteriors

- Front yard landscaping with irrigation system
- Distinct architectural elevations with tile roof
- Decorative sand (Arbor) & monterey (Villa) finish stucco exterior
- Spacious covered patio with stucco columns and beams
- Garage door opener with (2) remotes in all garages
- Exterior coach lights (per plan)
- Designer 8' entry door with polished chrome hardware
- Front and rear yard hose bibs
- Recessed can lights on front porch and rear patio (per plan)
- Exterior outlets at front porch and rear patio
- Standard fire sprinklers on Giverny & Villandry Plans
- Hot water recirculation system in the Arbor series

Quality Construction

- Post-tension concrete foundation system
- AQUAPEX® plumbing system
- Structured Wiring System - includes 18" enclosure with hinged cover, (3) RG-6 cable jacks and (3) Cat 5 phone or data jacks
- Clare Smart Home Automation System - controls main thermostat, front door lock and (2) light switches

Quality Assurance

- AV Homes Customer Assurance Homebuying Process
- 10 year structural limited warranty
- 2 year systems limited warranty
- 3 year termite warranty
- AV Homes workmanship limited warranty

Dramatic Interiors

- Designer 18x18 ceramic tiled entry foyer, kitchen, master bath, secondary bath & laundry room.
- Choice of wall-to-wall carpeting in main living areas
- Custom look, hand-applied skip troweled textured walls
- Washable, durable flat interior paint
- Semi-gloss paint in baths, laundry room, doors and baseboards
- Dramatic 9' & 10' flat ceiling heights (per plan)
- 5 1/4 " baseboards
- Rounded drywall corners including windows
- 8' Jeld-Wen® Atherton interior doors
- Choice of Schlage® chrome, nickel or bronze door hardware
- Schlage® Camelot electronic touchpad entry handle set
- Decorative light fixtures in choice of nickel or bronze
- Recessed light fixtures with CFL bulbs (per plan)
- (4) Fan pre-wires with double switches

Elegant Kitchens

- Granite slab countertops with choice of edge detail
- Raised panel maple or flat panel cherry cabinets with concealed hinges, 42" upper cabinets
- Stainless steel undermount Sink
- Moen® chrome pull-down faucet
- Whirlpool® Energy Star™ labeled dishwasher - stainless steel
- Whirlpool® single wall oven with built-in micro - stainless steel
- 30" Whirlpool® Electric Smooth Cooktop with Hood above - stainless steel
- 1/2 HP garbage disposal
- Reverse osmosis conduit to refrigerator location

Spacious Master Suite

- Spacious walk-in closet with durable shelving
- Large walk-in shower with marble surrounds
- Cultured marble soaking tub and surrounds
- Private water closet w/ elongated water efficient toilet (1.28 GPF)
- Cultured marble bullnosed edge vanity countertops
- Moen® 4" center-set chrome bathroom faucets

Luxurious Guest Baths

- Cultured marble bullnosed edge vanity countertops
- Easy care fiberglass tub/shower with cultured marble surrounds
- Elongated water efficient toilet (1.28 GPF)



Villa Torrigiani

3,516 Square Feet



THE VILLAGE
AT LITCHFIELD PARK



A – Southwest Spanish



B – Southwest Ranch



C – Desert Mid-Century Modern



D – Desert Hacienda

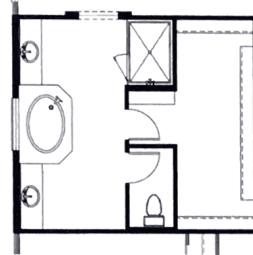
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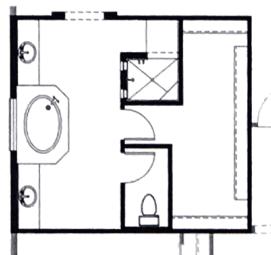
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Villa Torrigiani

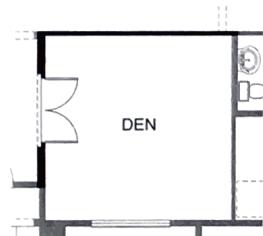
3,516 Square Feet



MASTER BATH 1



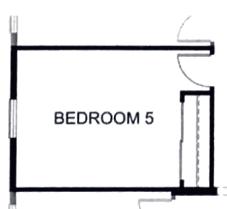
MASTER BATH 2



DEN I.L.O. DINING



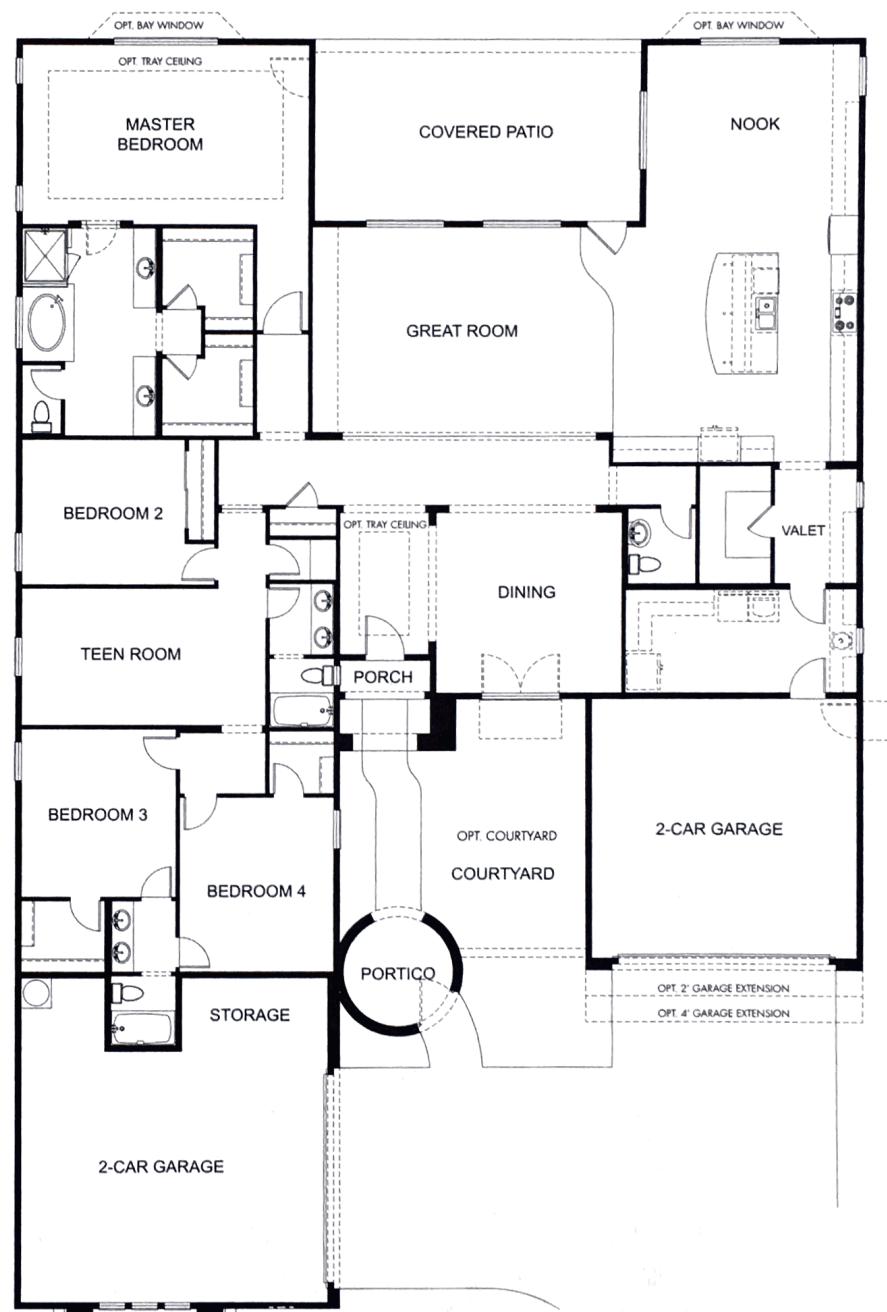
DEN 2 I.L.O.
BEDROOM 2



BEDROOM 5 I.L.O.
TEEN ROOM



15' MULTI-SLIDING GLASS
DOOR AT GREAT ROOM



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Villa Saraceno

3,234 Square Feet

THE VILLAGE
AT LITCHFIELD PARK



A – Southwest Spanish



C – Desert Mid-Century Modern



D – Southwest Ranch



E – Desert Hacienda

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Villa Saraceno

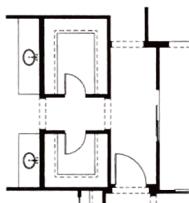
3,234 Square Feet



THE VILLAGE
AT LITCHFIELD PARK



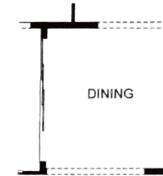
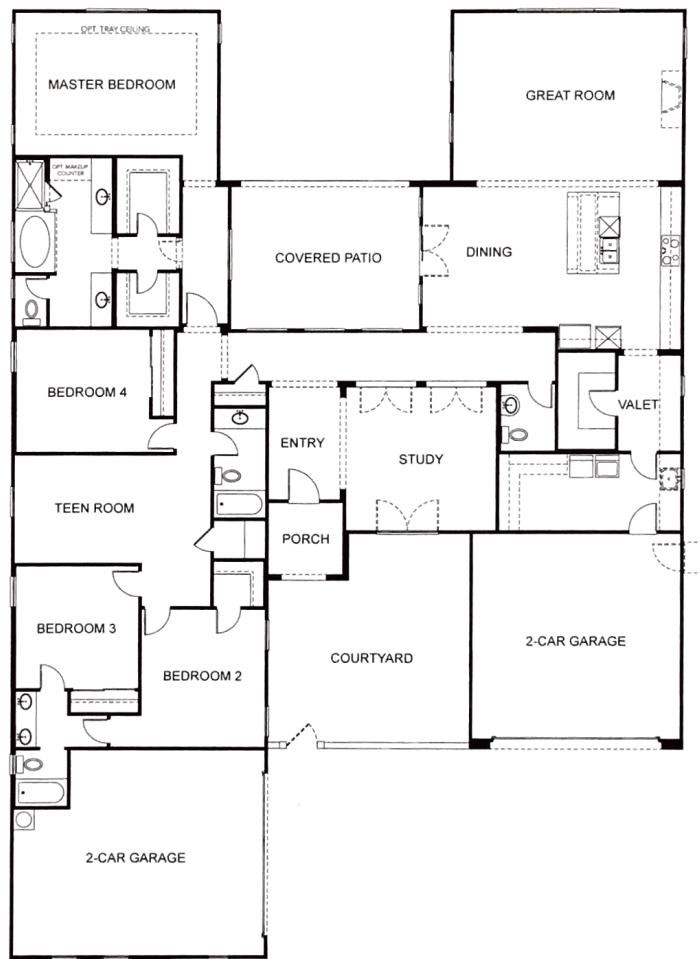
SLIDING GLASS DOOR AT
HALL TO COVERED PATIO



SLIDING GLASS DOOR
AT MASTER BEDROOM



BEDROOM 5
I.L.O. TEEN ROOM



12' MULTI-SLIDING GLASS
DOOR AT DINING



Villa Cornaro

2,592 Square Feet



THE VILLAGE
AT LITCHFIELD PARK



B – Desert Italian



C – Desert Mid-Century Modern



D – Southwest Ranch



E – Desert Hacienda

LP5512



Villa Cornaro

2,592 Square Feet



THE VILLAGE
AT LITCHFIELD PARK



12' MULTI-SLIDING GLASS
DOOR AT GREAT ROOM



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