

Gehan[★]HOMES

Villagio at Canyon Trails



602.791.0222 | 16851 W. Woodlands Avenue | Goodyear, AZ 85338



gehanhomes.com
®



YOUR *Home*

Standard Features

Exterior Design

- Stucco with optional Stone Veneer
- Ceramic Tile Address Blocks
- Professionally Xeriscaped Front Yard
- Front Yard Irrigation System with Landscape Timer
- Concrete Tile Roof with **50-Year Limited Warranty**
- Large, Covered Private **Lighted Patios**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- **8' Insulated, Raised 6-panel Fiberglass Front Door**
- Fully Sheetrocked and Painted Garage
- Low-maintenance Metal Garage Door
- Full-lite Glass or Sliding Glass Rear Door (per plan)
- **Accent Shutters (per elevation)**

Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- **13" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths, Utility and Owner's Entry**
- Elegant Rounded Sheetrock Corners in All Areas
- Pre-wired (RG6 Quad) for TV in Master Bedroom, Family Room and Gameroom
- Phone Outlet at Kitchen and Master Bedroom
- **Pedestal Sink with Moen® Faucet and Beveled Mirror in Powder Room**
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Random Trowel Texture at Walls and Ceilings
- **Classique Raised Panel Doors with Chrome lever handle Hardware**
- Ceiling Fan Pre-Wire in Family Room and Master Bedroom
- Separate Full-sized Utility Room with Built-in Shelving
- 2 1/2" Casing and 3 1/2" Baseboards Throughout
- Lighted Attic Access
- Sterling Vikrell® Bathtub and Surrounds in Secondary Bathrooms
- Satin Nickel Light Fixtures
- Low VOC Paint and Carpeting

Quality Features

- **10-Year Limited Warranty**
- Energy Star® Version 3.0
- **Professionally Engineered Post-Tension Foundations**
- Professionally Engineered Roof and Floor Truss System

Gourmet Lifestyle Kitchen

- **Granite Countertops with 4" Granite Backsplash**
- **Large Kitchen Island**
- Spacious Pantry and Sunlit Breakfast Area (per plan)
- **36" Staggered Cabinets with Crown Moulding**
- Whirlpool® Stainless Steel Appliances Including:
 - 30" Electric Range with Self-clean Oven
 - Space Maker Microwave
 - Energy Star® Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with Garbage Disposal and Single-handle Moen® Faucet
- Convenient Ice Maker Hookup
- Recessed Can Lighting

Elegant Master Suite

- Luxurious Garden Tub
- Separate Free-standing Shower with Fiberglass Shower Pan, Marble Surrounds and Glass Shower Door
- Cultured Marble Vanity Tops
- Large Walk-in Closet
- Moen® Plumbing Fixtures
- 42" Executive Height Mirrors

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- 50-Gallon Energy-efficient Water Heater
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-19 Composite Insulation in All Exterior Walls (excluding garage)
- Honeywell® Programmable Thermostat
- **14-SEER Cooling/Heating System with R-6 Ductwork**
- **Energy-efficient Vinyl Windows Throughout with Low E3 Glazing**
- Smoke Detectors with Battery Backup for Continuous Operation
- **Poly Sealant on Exterior Walls, Windows, Doors and Base Plates**
- Attic Air Flow Ventilation with Roof Venting
- Water-conserving Commodes
- Pre-weatherstripped Exterior Doors



YOUR *Neighborhood*

Life at Villagio at Canyon Trails

Come home to Canyon Trails! Enjoy meandering walking paths, scenic parks and shaded areas for picnics and gatherings. Within minutes you can be hiking at White Tank Mountains, taking in a game at Goodyear Ballpark or enjoying the many dining and entertainment options of Downtown Phoenix.

Amenities

- Master Planned Community
- Neighborhood Park with Tot Lot, 2 Basketball Courts, Ramadas, Bike Loops and a large Turf Area
- Future School Site
- Minutes to Estrella Mountain Regional Park
- Minutes to Shopping, Restaurants and Entertainment



YOUR *Community*

Community Information



Homeowner's Association

HOA: \$66.24 Monthly
Disclosure Fee: \$375
Transfer Fee: \$500



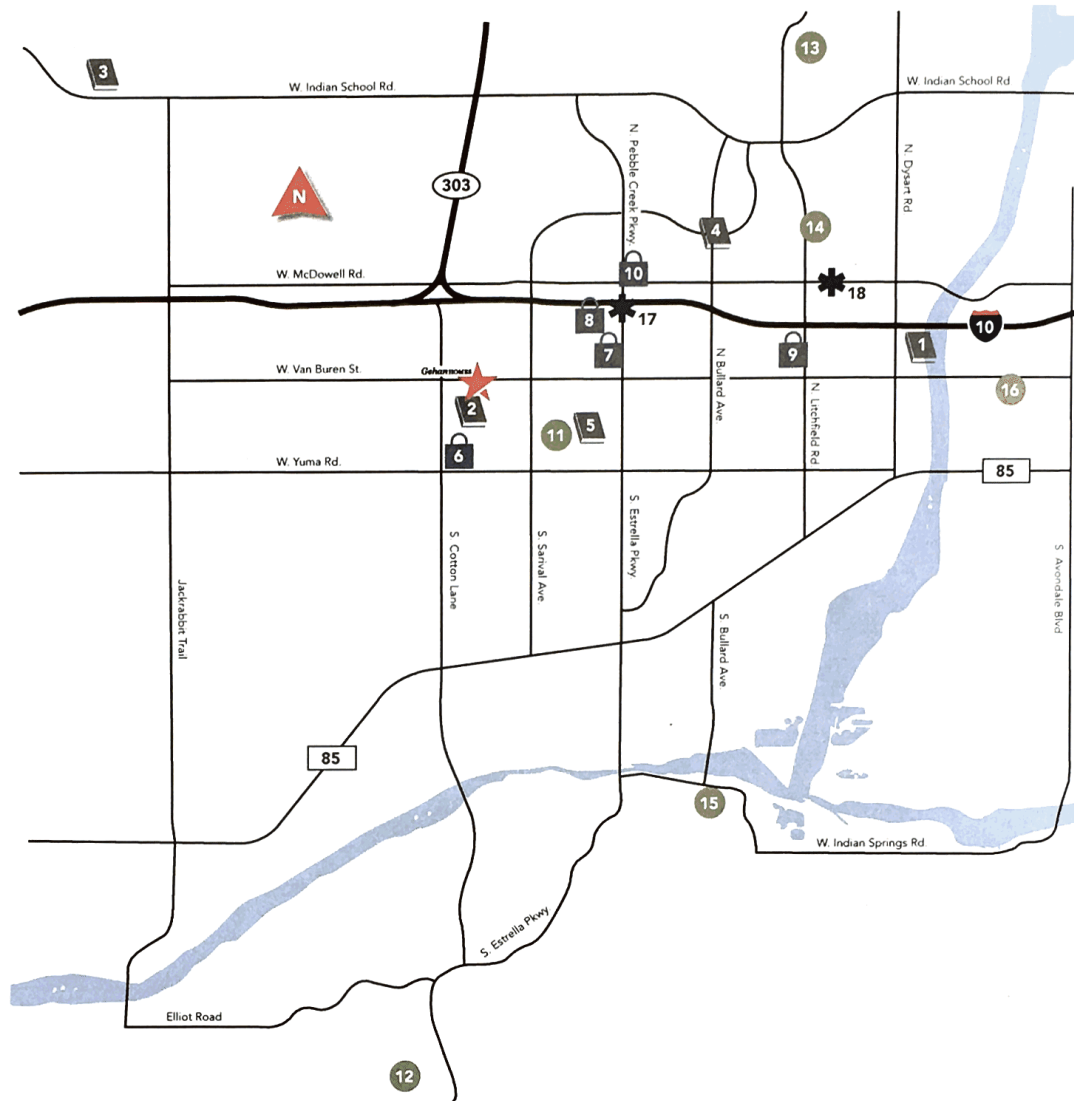
School District

Copper Trails Elementary School K-8

16875 W. Canyon Trails Blvd.
(623) 772-4101

Verrado High School 9-12

20050 W. Indian School Road
(623) 932-7400



★ Villagio at Canyon Trails

Schools

- 1 | Agua Fria Union High School District #216
- 2 | Copper Trails Elementary K-8
- 3 | Verrado High School 9-12
- 4 | Archway Trivium K-8 Charter
- 5 | Basis Goodyear K-8 Charter
- 6 | Super Target
- 7 | Safeway
- 8 | Walmart Supercenter
- 9 | Fry's Food
- 10 | The Market at Estrella Falls

Shopping

Recreation

- 11 | Wildflower North Park
- 12 | Estrella Mountain Golf Course
- 13 | Wigwam Golf Club
- 14 | Palm Valley Golf Club
- 15 | Estrella Mountain Regional Park
- 16 | Coldwater Springs Gold Club

Hospitals/Clinics

- 17 | One Health Urgent Care
- 18 | West Valley Hospital

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