



SUNSET TERRACE

Welcome and thank you for visiting Mattamy Homes at Sunset Terrace. Sunset Terrace offers a variety of floorplans to suit your needs. Our single family homes offer thoughtfully designed finishes. Residents will also enjoy a centralized park amenity with ramada and barbecue, children's play area with interactive play stream, plus so much more. The convenient Litchfield Park location also puts residents nearby employers, excellent schools, shopping, dining, entertainment, and recreation. Mattamy Homes would be proud to build your new home and we look forward to welcoming you home at Sunset Terrace.

PLAN	DETAILS	SQ.FT.	ELEVATION	PRICE
CALROSA	<ul style="list-style-type: none">• SINGLE-STORY• 3 BEDROOM + DEN• 2.5 BATH• 4 CAR TANDEM GARAGE	2,394	<ul style="list-style-type: none">SPANISHTERRITORIAL RANCHCRAFTSMANMID-CENTURY MODERN	<ul style="list-style-type: none">\$342,490\$345,490\$346,490\$347,490
MARTINA MODEL	<ul style="list-style-type: none">• SINGLE-STORY• 4 BEDROOM + DEN• 2.5 BATH • TEEN RETREAT• 3 CAR TANDEM GARAGE	2,746	<ul style="list-style-type: none">SPANISHTERRITORIAL RANCHCRAFTSMANMID-CENTURY MODERN	<ul style="list-style-type: none">\$355,490\$358,490\$359,490\$360,490
NAVARRO	<ul style="list-style-type: none">• SINGLE-STORY• 4 BEDROOM + DEN• 2.5 BATH • TEEN RETREAT• 3 CAR TANDEM GARAGE	2,894	<ul style="list-style-type: none">SPANISHTERRITORIAL RANCHCRAFTSMANMID-CENTURY MODERN	<ul style="list-style-type: none">\$360,490\$363,490\$364,490\$365,490
RIDGELANE	<ul style="list-style-type: none">• TWO-STORY• 4 BEDROOM + DEN + LOFT• 4.5 BATH• 4 CAR TANDEM GARAGE	3,478	<ul style="list-style-type: none">SPANISHTERRITORIAL RANCHCRAFTSMANMID-CENTURY MODERN	<ul style="list-style-type: none">\$394,490\$397,490\$399,490\$399,490
SUNSTONE SALES OFFICE	<ul style="list-style-type: none">• TWO-STORY• 4 BEDROOM + DEN + LOFT• 3.5 BATH • FLEX ROOM• 3 CAR TANDEM GARAGE	4,067	<ul style="list-style-type: none">SPANISHTERRITORIAL RANCHCRAFTSMANMID-CENTURY MODERN	<ul style="list-style-type: none">\$415,490\$419,490\$420,490\$420,490

New Home Counselors • Julie.Olson@MattamyCorp.com, Lorena.Urtiz@MattamyCorp.com

SALES CENTER: 13845 W. Harvest Avenue, Litchfield Park, AZ 85340



DISCOVER THE MATTAMY WAY AT MATTAMYHOMES.COM

Prices, specifications, terms and conditions subject to change without notice. E. & O. E. ROC #249191B

If home buyer is working with a licensed Arizona Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Mattamy Homes reserves the right to modify features or adjust pricing without notice. No offer is valid until accepted and approved. Public Report is available on-line at www.re.state.az.us. Equal Housing Builder 4.17.2017



SUNSET TERRACE

INCLUDED FEATURES IN YOUR HOME

ENERGY EFFICIENCY

- APS Energy Star® Version 3 Home Program: An upgraded energy program for personal comfort & savings
- R-38 blown in cellulose insulation in attic areas
- 50 gallon gas water heater
- Radiant Barrier TECH SHIELD® for additional energy savings
- Programmable thermostat
- CFL light bulbs for maximum efficiency
- 14 SEER Frigidaire® HVAC
- Dual pane, Low-E windows with attractive vinyl window frames
- Fresh-Air intake

INTERIOR FIT & FINISH

- 18" x 18" porcelain tile at foyer entry, kitchen, laundry and baths
- 4 1/4" baseboards
- 10' ceilings on single-story plans
- 9' ceilings on two-story plans (1st & 2nd floor)
- Ceiling fan pre-wire at great room and master bedroom
- Pre-wired for phone at 3 locations – kitchen, master bedroom, and great room
- Pre-wired for cable at 3 locations – great room, master bedroom, and customer's choice
- USB port at Stop & Drop locations (per plan)
- 8' designer interior doors (choice of 5 styles)
- Fully finished, textured and painted garage

ELEGANT DESIGNER KITCHENS

- Choice of two (2cm) granite countertops with 2cm edge
- 36" cabinets with 2 1/2" crown molding
- 36" Whirlpool® smooth top cooktop and 30" built-in single wall oven/microwave combo
- Undermount stainless steel sink
- Moen® chrome, pull-out kitchen faucet
- Whirlpool® dishwasher
- Pre-plumbed for refrigerator ice maker and water line
- Garbage disposal

QUALITY CONSTRUCTION & EXTERIORS: THE MATTAMY WAY

- Post-tension foundation for every home
- Front yard landscape package
- Covered patio
- Two exterior hose-bibs
- Professionally themed exterior paint schemes
- Therma-Tru® 8' raised panel front entry door (style per elevation)
- Touchscreen keypad/deadbolt at front door
- 200 amp all-in-one service panel (per plan)
- Paver brick driveways and walkways
- 10 year structural warranty

LUXURIOUS BATH FEATURES

- Executive height 36" cabinets in master bath
- Cultured marble vanity top with bullnose edge in master and secondary baths
- Cultured marble shower surrounds master bath
- Moen® chrome plumbing fixtures
- Chrome bath accessories
- Separate tub and shower at master bath (as available per plan)
- Expansive 42" plate glass mirrors with chrome light fixtures
- Elongated toilets in all baths
- Recessed mirrored medicine cabinets
- Generous master closet space en-suites

PERSONALIZE YOUR HOME WITH OPTIONAL FEATURES

- Designer selected two-tone interior paint
- Brushed nickel or oil-rubbed bronze light fixtures
- 5 1/4" baseboards
- Elegant walk-in shower at master bath (per plan)
- Drop-in tub at master bath (per plan)
- Granite countertops at master and secondary vanities
- 8' garage door
- Garage service door (per plan)
- Coffered ceilings
- Exterior gas BBQ outlet for entertaining

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In an effort to continuously improve our homes, Mattamy Homes reserves the right to modify interior and exterior designs, specifications, locations, sizes and design features of floorplans and elevations without notice. Ceiling heights and window sizes/locations may vary with exterior elevations. Prices are subject to change without notice. Lot premiums may apply. Square footage is approximate. Model homes contain some optional features not included in the base price of the home. Illustration is artist's conception and not intended to show specific detailing. Mattamy Arizona Construction, LLC ROC #249191B - Mattamy Homes/Arizona. 9200 East Pima Center Parkway, Suite 160, Scottsdale, AZ 85258. (480) 302-6080 Public Report available on-line at www.re.state.az.us Reserves REV 4.1.2017