



Better
by design

Better by design

OUR COMMITMENT TO YOU... BETTER BY DESIGN

Your home is an expression of your personality. It mirrors your style and values. It is a treasured haven filled with a lifetime of personal memories. In choosing a new home, you want a clear reflection of your life today and a promising outlook for your life tomorrow. To help you fulfill those goals, Woodside Homes builds differently. We make every effort to ensure that our homes are distinctively Better by Design so that your individuality and your life have room to grow.

Our commitment is to build a home that's planned and constructed as a canvas. We provide great spaces that you fill with life. You decide what the look of it will be...classic and traditional, eclectic and charming or contemporary and sleek. Better by Design means that your style emerges against a backdrop of quality, superb craftsmanship, plentiful price-included features and money-saving energy-efficiency. Our job is to serve your needs today and in the years ahead.

Throughout California, Utah, Arizona and Nevada, Woodside Homes' Better by Design commitment has instilled trust and confidence in thousands of homeowners since 1977. Our legacy continues today in the home we build for you. You have our word on it, and our thanks for making Better by Design your choice for a new home.



design that reflects your lifestyle

WHAT ARE YOU LOOKING FOR IN A HOME?

Imagine your new home. What will make it just right for you? A layout that fits your needs and lives like it was designed especially for your family? A beautifully coordinated design palette that reflects your personality and style? Woodside Homes takes all of these concerns into consideration, and as a result, great design and flexible choices are now within your reach. Simply choose your favorite floor plan, and then finish your home with one of our inspiring interior design collections. Woodside Homes makes it fun, easy and affordable. Whatever your lifestyle, whatever your design preferences, you will find options to suit your taste at Woodside Homes. Fresh, stylish and so you.



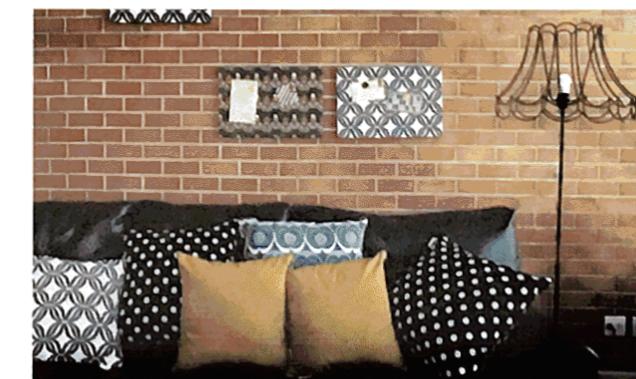
style by design

HOW DO YOU DISCOVER YOUR STYLE?

Whether you prefer the look of the past, the present or a mixture of both, you'll discover something just for you at Woodside Homes. Our collections make interior design choices simple by providing three unique yet flexible options in warm and cool color palettes to suit your vision. Fun, fast, and so easy – this is the way interior design was meant to be!

Classic

Tailored, traditional, timeless. Never out of style. Design that lives in the present with a nod to the past.



Eclectic

Mixed, matched, harmonious. Antique pieces, one-of-a-kind finds, abstract art—all working together seamlessly through color, texture and finish.



Contemporary

Sleek, smooth, polished. Clean lines. An uncluttered look where granite, chrome and stainless steel often play a starring role.

design

that reflects your lifestyle

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build

for today and tomorrow

WHAT DOES A NEW HOME OFFER?

You know you have a great home when everyday life is a joy...and stays that way for years to come. That is what Woodside Homes strives to deliver by utilizing advanced construction technology, state-of-the-art materials and components and the latest design trends. We want to ensure that your home enhances your life, respects your pocketbook and saves you time and money over a lifetime of homeownership. We call this smart living—something you can always expect in a Woodside Home.



live

for the moment

HOW DO YOU LIKE TO LIVE?

Many factors influence your choice of a home – the size, the price, the living arrangements, the location – but none is more important than how it accommodates the way you live. Does it provide spacious living areas where you can enjoy all the activities that your family likes to share together...watching movies, playing games, entertaining guests? Does it encompass comfortably sized bedrooms for every member of your household? Does it have space for outdoor recreation? At Woodside Homes, we've tried to think of everything that is important to you, because we want you to like the way you live from the minute you move in.



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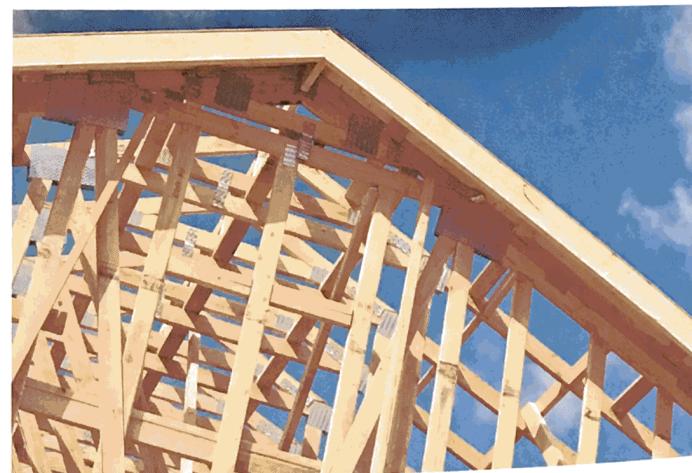
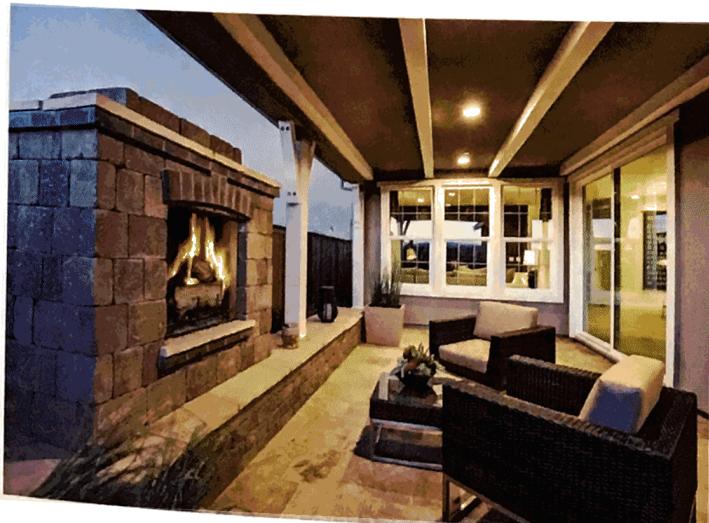
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green by design

GREEN SOLUTIONS ARE A PRIORITY FOR WOODSIDE HOMES.

Greener living has become an important priority for everyone, and is a top priority for Woodside Homes. We've taken the initiative to assure that our responsible green practices contribute to a healthier planet while creating ongoing savings for you.

Through research and forward planning, we integrate great home designs with the wise use of resources and today's smartest technologies – utilizing the most advanced building materials, improved insulation, state-of-the art appliances and energy-efficient principles not found elsewhere. The result is a more healthful, economical system with exceptional durability, comfort, and lower energy bills year after year.

Not only do our new homes lower demands on natural resources, you can rest assured that our higher quality homes offer style and exceptional durability, meeting your needs today and tomorrow.





WoodsideHomes.com



Models do not reflect racial preference.

CELEBRATE



A - (Shown with Optional Stone)

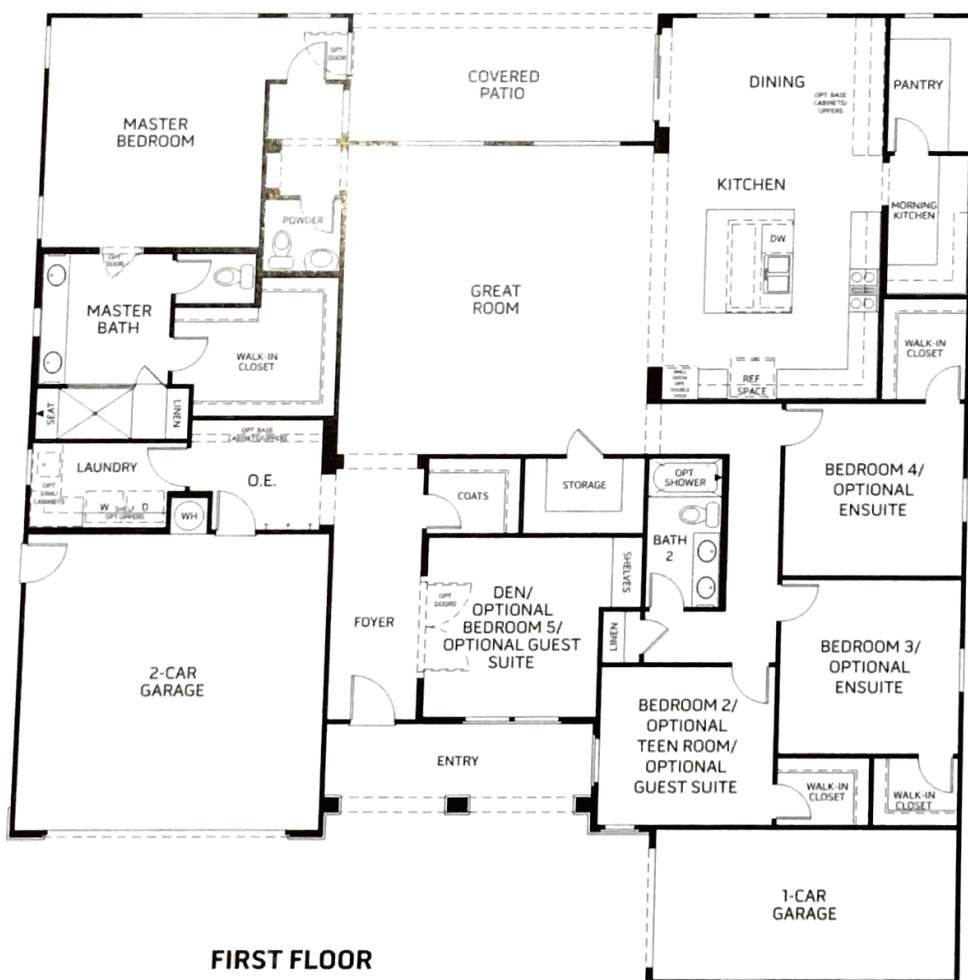


B



C

Single-Story • 2,873 Sq. Ft. • 4 Bedrooms • 2.5 Baths • Great Room • Dining Room
Kitchen with Island and Nook • 3 Car Garage



WoodsideHomes.com/Arizona



Woodside Homes reserves the right to change floor plans, maps, prices, and specifications without notice. Prices are subject to change without notice. The model information listed, including availability, floor plans, elevations, features and other information are subject to change. Model home interior decorating, landscaping, fencing and other amenities are for display purposes only. All renderings, floor plans, and maps are artist conceptions and are not intended to be an actual depiction of the buildings, fencing, driveways, or landscaping. Optional features may be included at additional cost and are subject to construction cut-off dates. All square foot measurements, elevations, features, and floor plans are approximate. This advertisement is for illustration purposes only and not a part of a legal contract. Please see a Sales Representative for full details. Woodside Homes Sales AZ, LLC. 06/2016



Plan 6428

CELEBRATE OPTIONS

Single-Story • 2,873 Sq. Ft. • 4 Bedrooms • 2.5 Baths • Great Room • Dining Room
Kitchen with Island and Nook • 3 Car Garage



**OPTIONAL
GUEST SUITE
& ENSUITE**



**OPTIONAL
ENSUITE**



**OPTIONAL
BEDROOM 5**



**OPTIONAL
TEEN ROOM**



**OPTIONAL
MULTI-SLIDE DOOR
AT GREAT ROOM**

**OPTIONAL
BEDROOM 5
& TEEN ROOM**



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Plan 6428

BRAVO



A

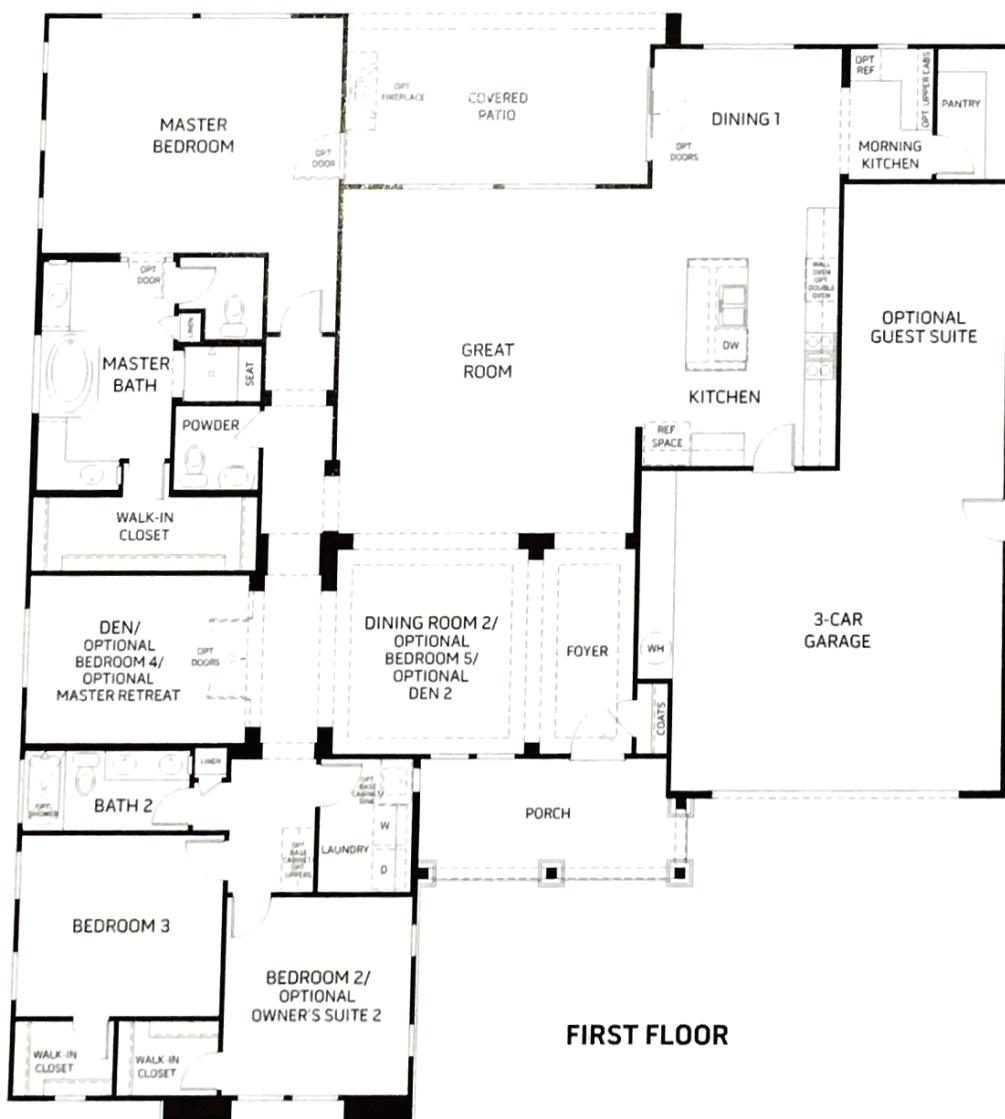


B



C

Single-Story • 2,695 Sq. Ft. • 3 Bedrooms • 2.5 Baths • Great Room • Flex Room • Dining Room
Kitchen with Island and Dining • 3 Car Garage



WoodsideHomes.com/Arizona



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Plan 6401

BRAVO OPTIONS

Single-Story • 2,695 Sq. Ft. • 3 Bedrooms • 2.5 Baths • Great Room • Flex Room • Dining Room
 Kitchen with Island and Dining • 3 Car Garage



OPTIONAL MASTER BEDROOM 2
 (ILO BEDROOM 2 AND 3)



OPTIONAL BEDROOM 4
 (ILO DEN 1)



OPTIONAL BEDROOM 5
 (ILO FORMAL DINING ROOM)



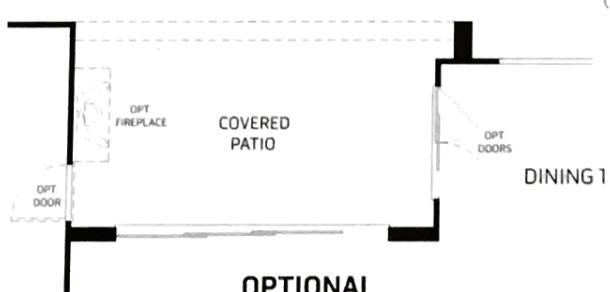
OPTIONAL MASTER RETREAT
 (ILO DEN/BEDROOM 4)



OPTIONAL DEN 2
 (ILO FORMAL DINING ROOM)



OPTIONAL GUEST SUITE
 (ILO TANDEM GARAGE)



OPTIONAL MULTI-SLIDING DOOR

WoodsideHomes.com/Arizona



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Plan 6401

HERITAGE



A - (Shown with Optional Stone)

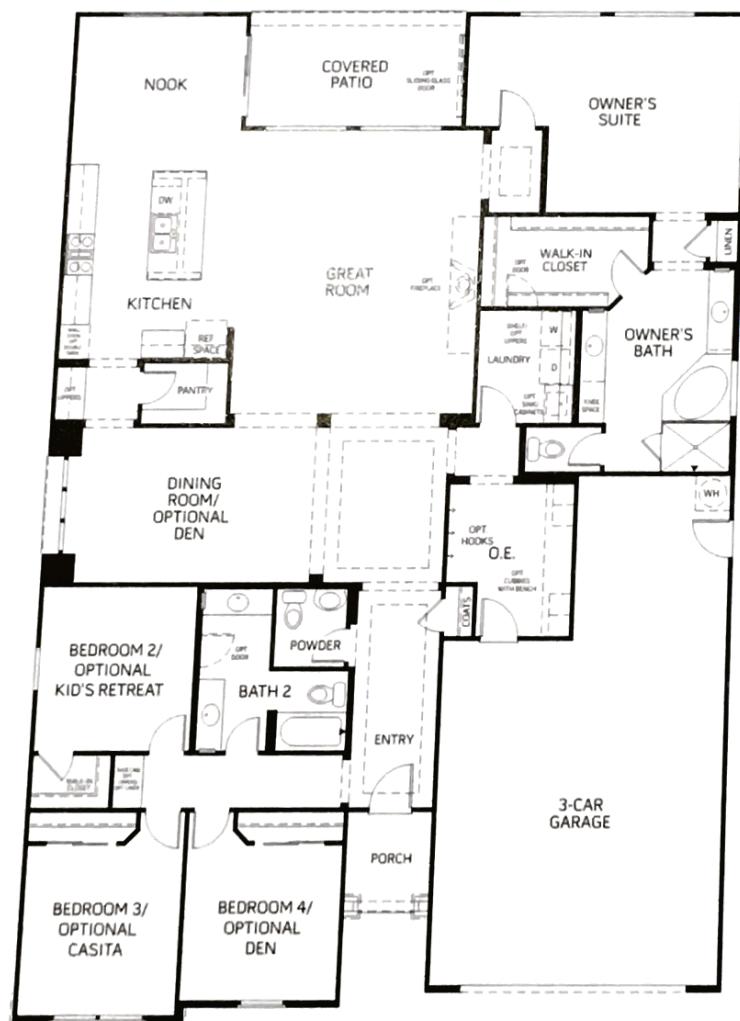


B



C

Single-Story • 2,677 Sq. Ft. • 4 Bedrooms • 2.5 Baths • Great Room • Dining Room
 Kitchen with Island and Nook • 3 Car Garage



Model

FIRST FLOOR

WoodsideHomes.com/Arizona



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HERITAGE OPTIONS

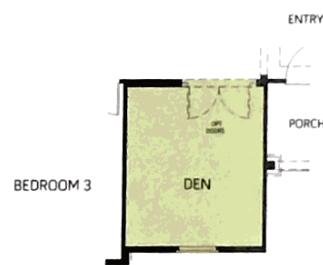
Single-Story • 2,677 Sq. Ft. • 4 Bedrooms • 2.5 Baths • Great Room • Dining Room
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**OPTIONAL
CASITA WITH
BATH 3**



**OPTIONAL
KIDS RETREAT**



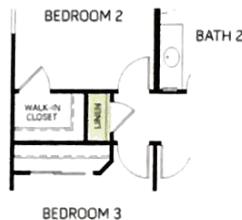
**OPTIONAL
DEN I.L.O BEDROOM 4**



**OPTIONAL
MULTI
SLIDING DOOR**



**OPTIONAL
DEN I.L.O DINING ROOM**



**OPTIONAL
LINEN**

WoodsideHomes.com/Arizona



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Plan 5001

Community Map


 SIGNATURE SERIES

 LEGACY SERIES

 MODEL HOME & PARKING

Acreage

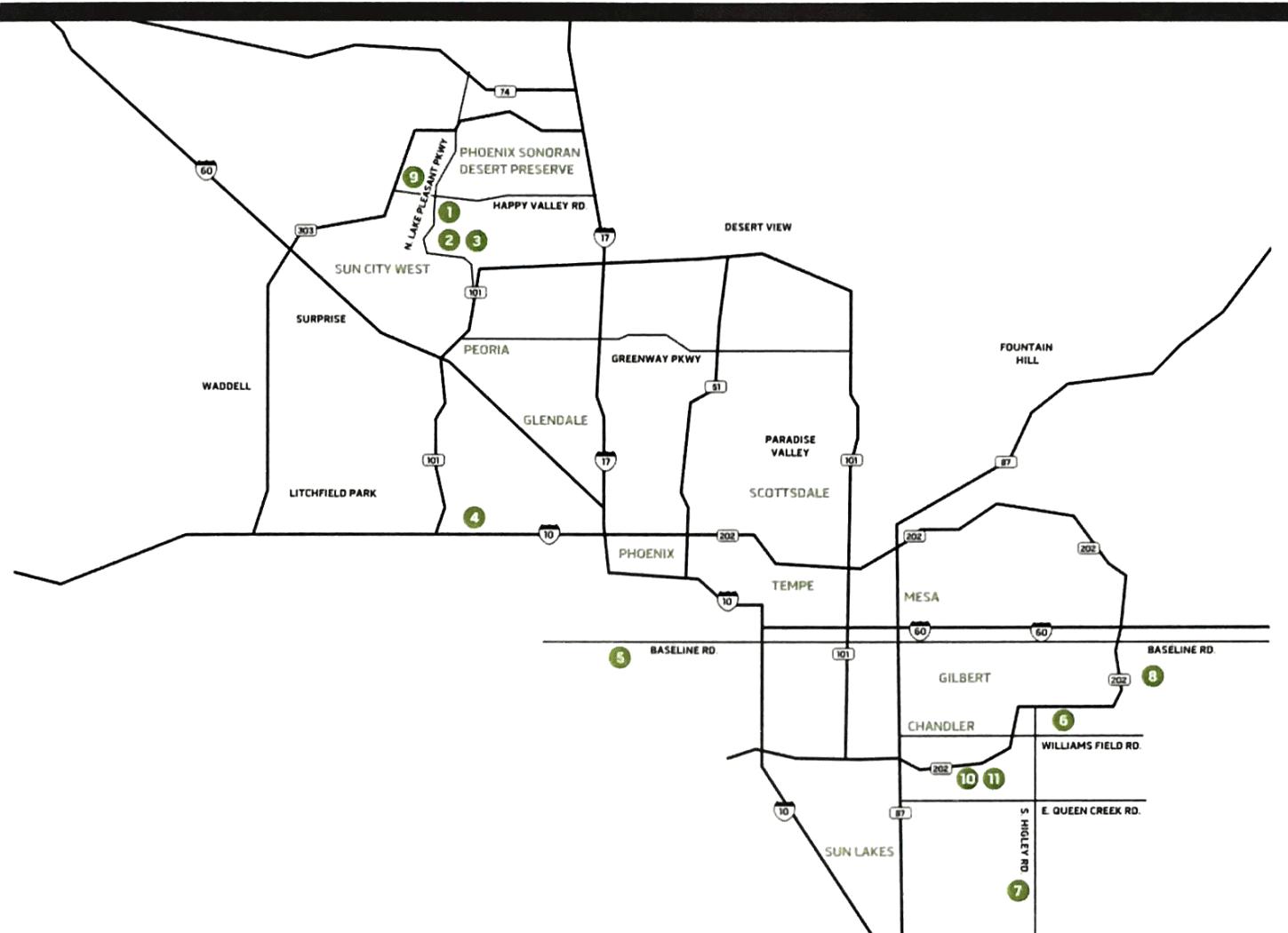


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1 **Encore at Sunset Ranch**
FINAL OPPORTUNITY!
9977 W. Wizard Lane
Peoria, AZ 85383
From the upper \$200s
623-215-7773

2 **Foundation at The Meadows**
10124 W. Cashman Drive
Peoria, AZ 85383
From the mid \$200s
623-215-7773

3 **Pillar at The Meadows**
10124 W. Cashman Drive
Peoria, AZ 85383
From the low \$300s
623-215-7773

4 **Villages at Westridge Park**
2689 N. 73rd Gln
Phoenix, AZ 85035
From the mid \$100s
623-846-2103

5 **Prominence**
1427 E. Milada Drive
Phoenix, AZ 85042
From the low \$300s
602-243-7745

6 **Bungalows at Cooley Station**
3739 E. Stiles Lane
Gilbert, AZ 85295
From the mid \$200s
480-638-5229

7 **Solace**
2869 E. Cloud Road
Gilbert, AZ 85298
From the low \$300s
480-553-6253

8 **Eastmark**
5028 S Centric Way
Mesa, AZ 85212
From the low \$300s
480-279-1117

9 **Las Colinas en Tierra Del Rio**
26222 N. 106th Drive
Peoria, AZ 85383
From the mid \$300s
623-388-6952

10 **Norland at Kensington Estates**
COMING SOON
JANUARY 2017!
480-323-0405

11 **Redcliffe at Kensington Estates**
COMING SOON
JANUARY 2017!
480-323-0405

To learn more, visit
homewithsrp.com

Designed to build memories and savings with SRP ENERGY STAR® Homes and Woodside Homes



SRP ENERGY STAR HOMES

Purchasing a new home is a big investment, so you want to be sure that it's built to last. With an SRP ENERGY STAR Home, that means starting with a fully integrated approach to building. This comprehensive method delivers efficient systems that work together to provide better performance and an overall superior level of quality.

WHY WE PARTNER WITH ENERGY STAR

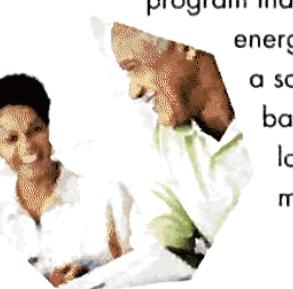
ENERGY STAR is a nationally recognized symbol for energy efficiency, backed by the U.S. Environmental Protection Agency (EPA). The ENERGY STAR label means that your new home has been designed, built and inspected to standards well above most other homes on the market today — giving you comfort and savings under one roof.



HOW WE MEASURE HOME ENERGY EFFICIENCY

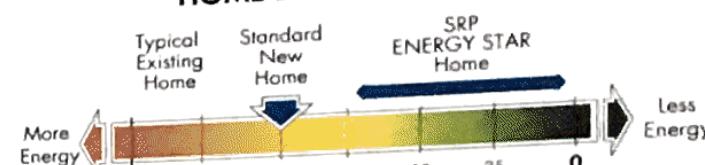
The SRP ENERGY STAR Homes program uses the Home Energy Rating System (HERS) Index to measure the efficiency of every new home in the program. Developed by the Residential Energy Services Network (RESNET), the HERS Index is the industry standard by which a home's energy efficiency is measured and is the nationally recognized system for inspecting and calculating a home's energy performance.

A certified RESNET Home Energy Rater enters each home's specific characteristics into a computer program that simulates the home's energy use. The home receives a score between 100 and 0 based on its performance. A lower number represents a more energy-efficient home.



The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index, while a standard new home is awarded a rating of 100. Therefore, a home that scores 70 on the HERS Index is 30% MORE energy efficient than a standard new home. Most homes in the SRP ENERGY STAR Homes program score 70 or less on the HERS Index.

HOME ENERGY RATING



HOMEOWNER BENEFITS

Savings: Homes that earn the SRP ENERGY STAR label use 25% to 50% less energy and 20% less water than typical new homes built to meet today's codes. They save even more when compared with most resale homes on the market.

Comfort: Well-insulated homes with properly sized and tested heating, ventilation and air-conditioning (HVAC) systems have an easier time maintaining desired indoor temperatures, providing you with greater year-round comfort.

Health: Tightly sealed homes minimize unfiltered outdoor-air infiltration through windows, walls and air-conditioning ductwork, greatly reducing allergens and dust particulates in your new home.

Peace of mind: Third-party testing and inspections in accordance with ENERGY STAR's rigorous Version 3 guidelines ensure your home will be energy efficient, comfortable, healthy and durable.

Quality construction: SRP ENERGY STAR Homes combine a well-designed thermal enclosure, a properly sized HVAC system, and high-performance lighting, appliances and plumbing fixtures into a complete package that results in a home that is simply better.

Environment: These homes use less energy and water, which helps you play an important part in conserving valuable resources.

SRP ENERGY STAR HOME FEATURES

Thermal enclosure: Comprehensive air sealing, properly installed insulation and high-performance windows work together in an SRP ENERGY STAR Home to deliver better comfort, better durability and lower monthly bills. Our builder partners must meet a long list of rigorous requirements to ensure that:

- ◆ Your new home is tightly sealed to reduce leaks and drafts
- ◆ Wall and roof framing members are insulated from the elements to minimize thermal bridging
- ◆ Correct insulation levels are selected to provide whole-house comfort
- ◆ Insulation is installed properly to deliver the best performance
- ◆ High-performance windows are selected to keep heat gain under control



Heating and cooling: SRP ENERGY STAR Homes come equipped with HVAC systems that are designed, installed and tested to optimize performance, lower utility bills, keep you more comfortable, provide better moisture control and ensure that:

- ◆ Heating and cooling equipment and associated ductwork are sized and installed correctly
- ◆ Air conditioners and heat pumps exceed the national standard, with a minimum 14 SEER (Seasonal Energy Efficiency Ratio)
- ◆ Ducts are properly sealed to reduce air leakage, comfort problems and expenses
- ◆ A whole-house mechanical ventilation system is provided to draw in filtered outside air and flush out indoor air pollutants



Woodside Homes Solace Legacy Series

ANNUAL ENERGY COSTS

HERS Index scores for the plans below range from:
57 to 65

	HEATING	COOLING	WATER HEATING	LIGHTING AND APPLIANCES	SERVICE CHARGE	ANNUAL TOTAL*	Monthly Average	Monthly Summer Average**	Monthly Winter Average
Discover 2,400 sq. ft.	\$ 287	\$ 568	\$ 190	\$ 670	\$ 359	\$ 2,074	\$ 173	\$ 186	\$ 154
Heritage 2,677 sq. ft.	\$ 308	\$ 670	\$ 211	\$ 746	\$ 359	\$ 2,295	\$ 191	\$ 209	\$ 166
Bravo 2,695 sq. ft.	\$ 337	\$ 656	\$ 211	\$ 733	\$ 359	\$ 2,298	\$ 191	\$ 206	\$ 171
Celebrate 2,873 sq. ft.	\$ 338	\$ 649	\$ 190	\$ 710	\$ 359	\$ 2,246	\$ 187	\$ 201	\$ 167
Empire 3,223 sq. ft.	\$ 350	\$ 718	\$ 233	\$ 820	\$ 359	\$ 2,480	\$ 207	\$ 224	\$ 182
Tradition 3,457 sq. ft.	\$ 342	\$ 749	\$ 211	\$ 846	\$ 359	\$ 2,507	\$ 209	\$ 229	\$ 181
Legend 3,493 sq. ft.	\$ 370	\$ 766	\$ 211	\$ 854	\$ 359	\$ 2,561	\$ 213	\$ 232	\$ 187
Primo 4,318 sq. ft.	\$ 347	\$ 853	\$ 255	\$ 997	\$ 359	\$ 2,811	\$ 234	\$ 261	\$ 198

*Your actual energy costs may be higher or lower than those illustrated, depending on your individual lifestyle, the number of people living in the house and SRP's fuel cost adjustment factor. SRP reviews this adjustment factor every six months, with any changes made effective May 1 and/or Nov. 1.

**Summer averages are based on six months of usage, May through October. July and August bills are at the highest summer rates and may be double the average stated above. Please refer to srpnet.com for more information about residential rates and plans.

Energy-saving features

- ◆ High-efficiency 14 SEER air conditioner
- ◆ R-38 attic insulation
- ◆ R-19 total composite wall insulation
- ◆ Low-E3 dual-pane windows
- ◆ Programmable thermostat
- ◆ Energy-efficient 100% CFL lighting
- ◆ Energy-efficient gas furnace
- ◆ Energy-efficient gas water heater
- ◆ Radiant barrier
- ◆ Jump ducts/transfer grills
- ◆ Insulated front entry door
- ◆ Ceiling fans/outlets
- ◆ Covered patio

Assumptions

Temperature settings: 78° summer, 70° winter

Lighting and appliances: During construction, our builder partners select efficient lighting and appliances to create a complete energy-efficient package that delivers better performance, provides better quality, helps you save on your energy bill and ensures that:



- ◆ ENERGY STAR-labeled bulbs and fixtures are tested to meet strict energy-efficiency and quality guidelines and come with at least a two-year warranty

- ◆ ENERGY STAR-labeled appliances use advanced technologies to minimize energy and water use

Plumbing and water efficiency: In the desert, water is one of our most precious resources, which is why SRP ENERGY STAR Homes are required to meet water-efficiency standards to help ensure that:

- ◆ Bathroom fixtures have the WaterSense® label or equivalent water-use ratings
- ◆ Household water consumption is reduced by roughly 4,000 gallons or more per year

Moisture control: The ENERGY STAR Homes program offers a comprehensive package of water management practices and materials that help protect your home from water damage and reduce the risk of indoor air-quality problems. This helps ensure that:

- ◆ Water is directed off the roof, down the walls and away from the foundation
- ◆ Your home is built with moisture-resistant barriers to prevent water damage
- ◆ Building materials are protected during construction to minimize the possibility of mold and rotting

Testing and inspection:

SRP ENERGY STAR Homes are independently inspected, tested and certified by RESNET. Inspectors work with our builder partners throughout the construction process to ensure that:

- ◆ Your new home has the appropriate energy-efficient features for this climate
- ◆ Critical construction details are verified at different building stages