

# Make everyday a vacation...

Cachet at the Wigwam is more than a place to live. It's home to a life you love. Offering an ideal blend of small-town charm and unrivaled amenities, the community puts you at the heart of what matters. Whether you feel like golfing, walking to dinner or relaxing by the pool, Cachet at the Wigwam is where you'll find your perfect day. With three distinct home collections to choose from, it's easy to create a space that feels as unique as you.

## SINGLE LEVEL LIVING VILLAS



### LITCHFIELD PARK HIGHLIGHTS:

#### NEARBY AMENITIES:

- Wigwam Resort & Golf Courses
- Elizabeth Arden Red Door Spa

#### LOCAL ATTRACTIONS:

- Wildlife World Zoo
- White Tanks Regional Park
- Estrella Mountain Regional Park
- Phoenix International Raceway

#### NEARBY MAJOR EMPLOYERS:

- Luke Airforce Base
- Lockheed Martin
- Morton Salt
- Abramo Hospital
- Amazon

#### COMMUNITY EVENTS:

- Variety of arts & festivals
- Concerts in the Park
- Many Family friendly events from Fishing Derby, Fireworks, Splash Bash and 5K Run/Walk and other events throughout the year
- Recreation Center with Community heated pool and spa hosts variety of classes

#### SPORTING VENUES NEARBY:

- Goodyear Ballpark—host to Cincinnati Reds & Cleveland Indians
- University of Phoenix Stadium—Home of the Arizona Cardinals
- Gil River Arena—Home of the Arizona Coyotes

#### SCHOOLS

- Agua Fria HS-D216
- Millennium High School
- Litchfield Elementary School
- Cardinals
- Western Sky Middle School



**VILLAS**  
CACHET AT THE WIGWAM

**CACHET**  
AT THE WIGWAM





#### GATED COMMUNITY FEATURES

- Community heated pool and spa
- State-of-the-Art Exercise Room
- Community Pavilion with outdoor fireplace and gathering areas
- Community Cabana area with outdoor kitchen and BBQ area

#### Walking distance to:

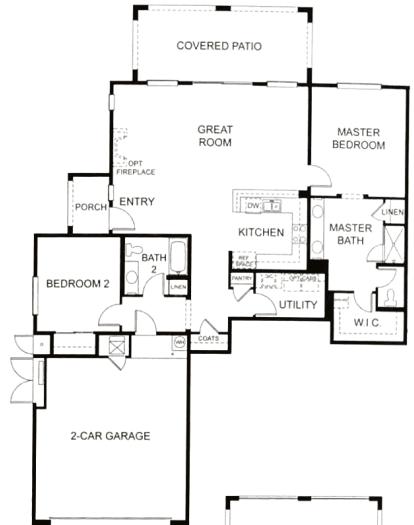
- Walking paths
- Restaurants and Shops
- Wigwam Resort and Golf Club
- Elizabeth Arden Red Door Spa
- Rose Park a 2.66 acre park with an amphitheater



#### 1 PLAN ONE/ THREE

- 2 Bedroom
- 2 Baths
- 2 Car Garage
- 1,522 Sq. Feet

\*Model



#### 2 PLAN TWO\*

- 2 Bedroom + Den
- 2 Baths
- 2 Car Garage
- 1,961 Sq. Ft.

\*Model



#### 4 PLAN FOUR

- 2 Bedroom + Den
- 2 Baths
- 2 Car Garage
- 1,933 Sq. Ft.



notes:

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Getting away is as  
easy as going HOME.



## ***INVENTORY HOMES***

SIGNATURE PLAN	LOT#	NOTES	PRICE FROM *
<b>One</b>	#120	Ready for move-in!	\$286,495
	#116	Still time to make selections	\$ TBD
<b>Two</b>	#121	Ready for Move-in!	\$313,754
	#117	Still time to make selections	\$ TBD
<b>Three</b>	#119	Still time to make selections	\$ TBD
<b>Four</b>	#122	Ready for Move-in!	\$306,691
	#137	Ready for Move-in!	\$304,107
	#118	Still time to make selections	\$ TBD

*CachetattheWigwam.com*

CONDOMINIUM  
STYLE HOMES

623-385-0129 | [CachetHomes.net](http://CachetHomes.net)

*Cachet*  
HOMES  
BUILDING RELATIONSHIPS



14200 West Village Parkway, Litchfield Park, AZ 85340  
NW Corner of West Village Parkway and Litchfield Road

See Sales Associate for floorplan, window and other changes related to alternate elevations. Plans are subject to change. Cachet <sup>1997</sup> reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. All plans, renderings and maps shown are artist's conceptions and not to scale. All plans are copyrighted. Models may show interior designer features and items which are not included in the home. Landscaping materials shown for illustration purposes only. All sales subject to Buyer receiving Public Report. Please see our Sale Associates for more information. rev. 10/16



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## LITCHFIELD PARK HIGHLIGHTS:

### NEARBY AMENITIES:

- Wigwam Resort & Golf Courses
- Elizabeth Arden Red Door Spa

### LOCAL ATTRACTIONS:

- Wildlife World Zoo
- White Tanks Regional Park
- Estrella Mountain Regional Park
- Phoenix International Raceway
- Ak Chin Pavilion

### NEARBY MAJOR EMPLOYERS:

- Luke Airforce Base
- Lockheed Martin
- Morton Salt
- Abrizo Hospital
- Amazon

### COMMUNITY EVENTS:

- Variety of arts festivals
- Concerts in the Park
- Many Family friendly events from Fishing Derby, Fireworks, Splash Bash and 5K Run/Walk and other events throughout the year
- Recreation Center with Community heated pool and spa hosts variety of classes

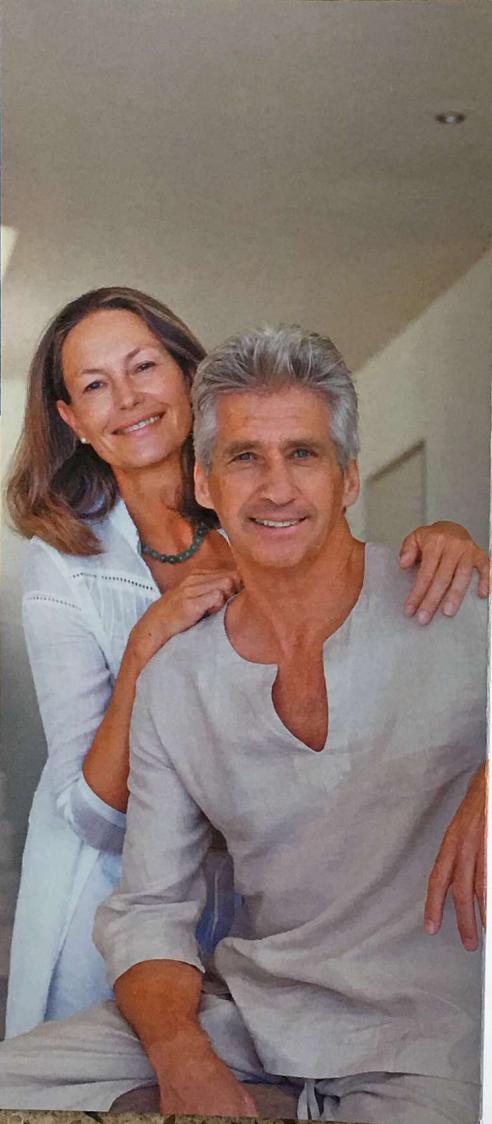
### SPORTING VENUES NEARBY:

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- University of Phoenix Stadium—Home of the Arizona Cardinals
- Gila River Arena—Home of the Arizona Coyotes

### SCHOOLS

- Agua Fria HSD 216
- Millennium High School
- Litchfield Elementary School
- Western Sky Middle School

**Rated #1 Best Place to Live in Arizona**



## TOWNHOMES – 3-PLEX

**LIFESTYLE**  
COLLECTION  
CACHET AT THE WIGWAM



**1 PLAN ONE**

**2 PLAN TWO**

**3 PLAN THREE**

**Sales office: Cachet at the Wigwam**  
14200 West Village Parkway, Litchfield Park, AZ 85340  
NW Corner of West Village Parkway and Litchfield Road  
623-385-0129 | CachetHomes.net



**CACHET**  
AT THE WIGWAM



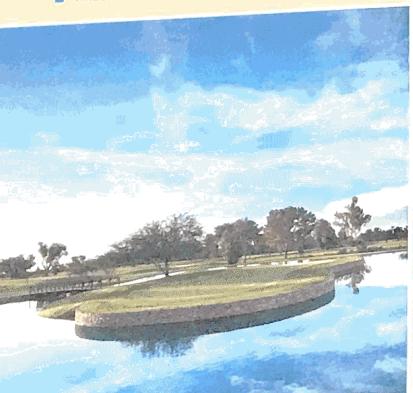


#### GATED COMMUNITY FEATURES

- Community heated pool and spa
- State of the Art Exercise Room
- Community Ramada with outdoor fireplace and gathering areas
- Community Cabana area with outdoor kitchen and BBQ area

#### Walking distance to:

- Walking paths
- Restaurants and Shops
- Whitman Resort and Golf Club
- Elizabeth Alden Red Door Spa
- Rincon Park a 2.66 acre park with an adventure playground



#### 1 PLAN ONE'

- 2 Bedroom + Den
- 2 Baths
- 2 Car Garage
- 1,723 Sq. Feet

\*Model



#### 2 PLAN TWO'

- 2 Bedroom + Den
- 2 Baths
- 2 Car Garage
- 1,891 Sq. Ft.

\*Model



#### 3 PLAN THREE'

- 3 bedroom
- Game Room
- 2.5 baths
- 2 Car Garage
- 2,895 sq. ft.

\*Model



notes:

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Some call it a vacation.  
You can call it HOME.

## New Build – Base Pricing

LIFESTYLE PLAN	SQUARE FOOTAGE	FEATURES	PRICE FROM
* One (Model)	1,723	2 Bedrooms, 2 Baths Den, Covered Patio 2-Car Garage	\$316,900
Two (Model)	1,891	2 Bedrooms, 2 Baths Den, Covered Patio 2-Car Garage	\$331,900
Three (Model)	2,895	3 Bedrooms, 2 1/2 Baths Game Room, Covered Patio 2-Car Garage	\$359,900

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TOWNHOME  
STYLE HOMES

623-385-0129 | CachetHomes.net



14200 West Village Parkway, Litchfield Park, AZ 85340  
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1.9.17

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You can call it HOME.

*LIFESTYLE*  
COLLECTION  
CACHET AT THE WIGWAM

## ***INVENTORY HOMES***

LIFESTYLE PLAN	LOT#	NOTES	PRICE FROM *
One	#2122	Ready for move-in!	\$352,824
	#2139	Professionally colorized	\$356,653
Two	#2126	Ready for Move-in!	\$369,981
	#2259	Spring, 2017 completion	\$378,076
Three	#2264	Ready for Move-in!	\$479,749
	#2141	Professionally colorized	\$418,831
	#2124	Ready for Move-in!	\$415,352

\*All prices subject to change as the stage of construction progresses additional options may be added. Ask Agent for any changes in pricing.

***CachetattheWigwam.com***

TOWNHOME  
STYLE HOMES

623-385-0129 | CachetHomes.net

*Cachet*  
HOMES  
DESIGN. BUILD. MOVE.



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## LIFESTYLE ONE ~ 1,723 SQUARE FEET

2 BEDROOM ~ 2 BATHS ~ DEN ~ 2 CAR GARAGE



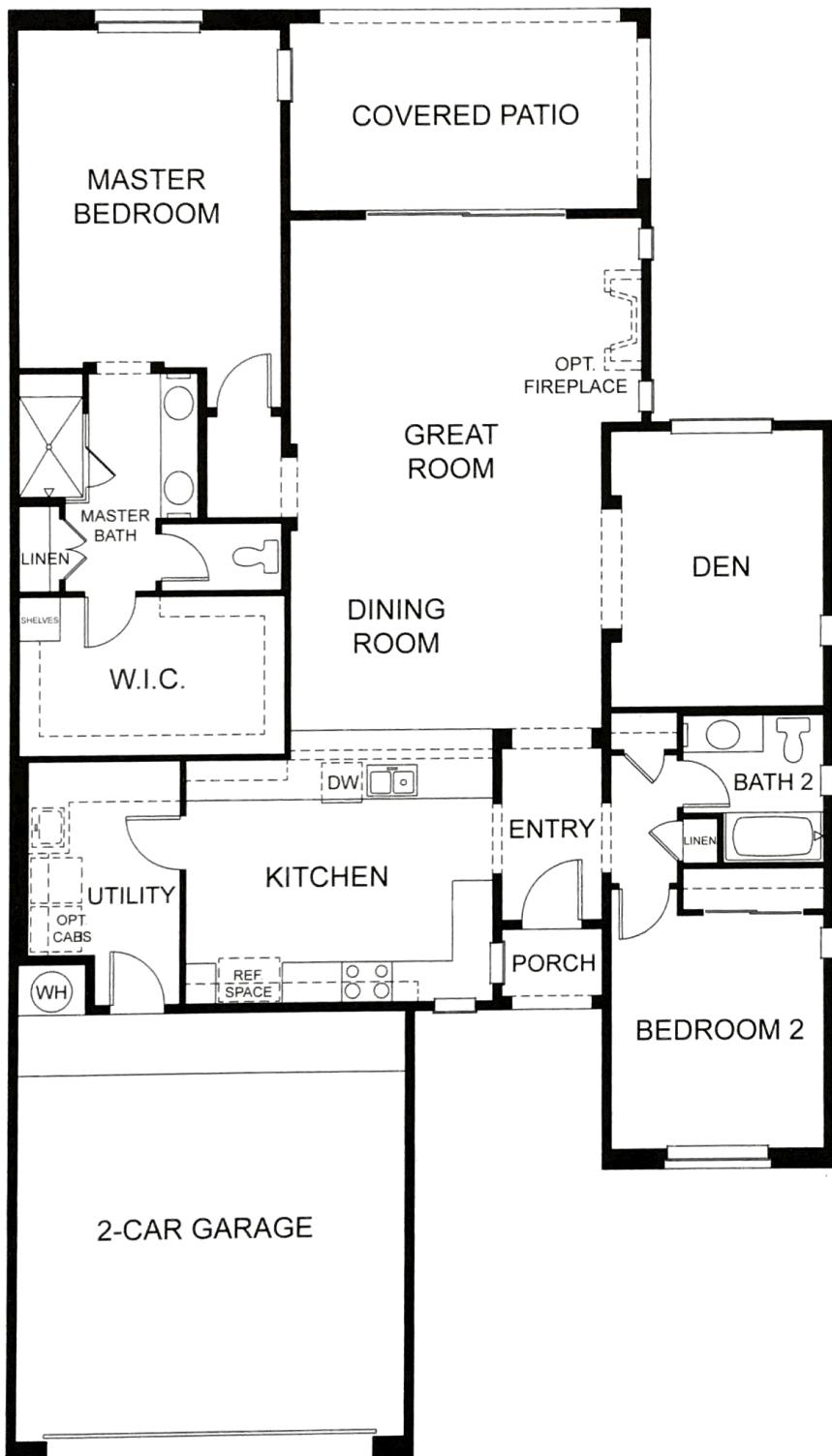
LIFESTYLE ONE



LIFESTYLE - TOWNHOMES

# LIFESTYLE ONE ~ 1,723 SQUARE FEET

2 BEDROOM ~ 2 BATHS ~ DEN ~ 2 CAR GARAGE



## CUSTOMIZE YOUR HOME



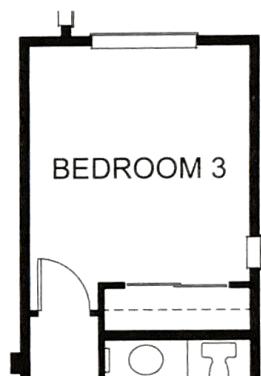
12' MULTI-S.G.D.  
AT GREAT ROOM



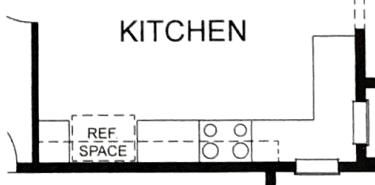
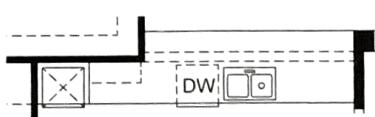
12' MONTECITO S.G.D.  
AT GREAT ROOM



S.G.D. AT  
MASTER



BEDROOM 3  
I.L.O. DEN



ALTERNATE  
KITCHEN

Plan TH1

# SPECIAL OFFER

## *Cachet Elite Social Membership*

For a limited time, when you purchase a home at Cachet at the Wigwam, you will receive a 9-month Cachet Elite Social Membership to the Wigwam Resort\*.

### MEMBERSHIP INCLUDES:

- Club Socials
- Food and Beverage Discounts
- Red Door Spa Discounts
- Resort Pool Access
- Resort Pool Cabana Discounts
- Golf Shop Discounts
- Referral Incentives
- Complimentary Dinner for 2 at Red's Bar & Grill
- Complimentary Dinner for 2 at Litchfield's
- 3 Complimentary Foursomes of Golf at Wigwam Golf Club
- Full Membership Incentives



*Dont' miss this limited time opportunity!  
Call today to find out more 623.385.0129*

## Cachet Community Features

- Gated community in highly desirable area
- Located in the town of Litchfield Park, west of the acclaimed Wigwam Resort and Golf club.
- Community swimming pool and spa, ramadas, outdoor kitchen, BBQ's and gathering spaces.
- Community Fitness Center
- Homes designed and built to meet both the EPA Energy Star® Program and APS Energy Star® Homes Program
- Professionally Designed Front Yard Landscaping
- Front Yard Landscape Maintained by HOA

## Cachet Distinctive Interiors

- Thoughtfully designed floor plans with spacious kitchens, generous master baths and walk-in closets
- Recessed can lighting
- Upgraded interior light fixtures
- Upgraded 3½" tall baseboards
- Schlage® Torino lever door hardware in chrome finish and Latitude hardware in Villa One & Three
- Choice of four interior door styles
- 13" x 13" ceramic tile flooring at entry, kitchen, baths, and utility room
- Plush upgraded carpeting & 3/8" re-bond, or equal pad
- Hand-troweled drywall texture with ¾" rounded corners

## Cachet Quality Features

- Independent third party inspections throughout construction process
- Post tension concrete foundation system
- Termidor termite perimeter treatment
- DuPont® Tyvek™ stucco wrap
- Wirsbo Aqua-Pex™ plumbing supply system
- Upgraded double layer 40 lb roof underlayment (at tile areas)
- Eagle® brand color-through concrete roof tile
- CAT 5 and RG6 structured wiring package
- Ceiling fan outlet in great room and master bedroom
- Sophisticated exterior color palettes with iron accents per plan
- Distinctive Garage Door Styles per plan and elevation

## Cachet Reassuring Security Features

- Garages with ½ hp Liftmaster® garage door opener
- Fire sprinklers standard in Villa and Lifestyle series homes
- Smoke detectors throughout

## Cachet Gourmet Kitchens

- Maple recessed panel cabinets with 2 ¼" crown moulding,
- 36" kitchen uppers – choice of 4 stain finishes
- 2cm granite countertop – choice of 4 colors and 3 edge styles
- Badger 1® 1/3 HP Garbage disposal
- Pre-plumbed water line for reverse osmosis
- Kohler® "Delafield" self-rimming, white, cast iron sink
- Delta® "Palo" pull-out spray faucet in polished chrome
- GE Stainless Steel Appliance Package:
  - › 30" electric range, free-standing, self-clean
  - › Microwave/vent hood combination above range
  - › Dishwasher – 5 level wash system

## Cachet Luxurious Baths

- Kohler® Sterling Windham elongated toilets at all baths
- Kohler® Sterling Vikrell tubs at hall baths
- Delta® "Lahara" chrome bath faucets
- Dual vanities in master baths
- 36" tall base cabinets at all baths - except Villa One/Three, Bath 2 cabinet height is 34"
- White-on-white cultured marble countertops with integral sinks
- White-on-white cultured marble surrounds at tubs and showers
- Frameless, beveled mirror medicine cabinets
- 42" tall mirrors

## Cachet Energy Saving Features

- High efficiency gas heating & 15 SEER electric cooling\*\*
- Programmable Honeywell digital thermostats
- Milgard® vinyl framed dual pane windows with upgraded Suncoat Max low E glass and premium espresso frames
- Therma-Tru 8' tall Front Entry Doors
- 2"x 6" exterior walls with R-19 batt insulation
- R-38 blown fiberglass at ceilings (batt at inaccessible areas)
- 50-gallon gas water heater with .62 energy factor rating
- Energy Saving CFL Bulbs

\*\*15 SEER applies to all units started after 5/1/16. Prior units are 14 SEER.  
See Sales Associate for specifics.



# Cachet at The Wigwam

## Wigwam Community Association HOA

All homes within the community are a part of the Wigwam Community Association and the following is included in your monthly assessment:

Common area maintenance, repair and replacement including but not limited to:

- Recreation area including pool, spa, ramadas and fitness center
- Private streets, gates and street lights
- Hardscape and Landscape

*Taxes  
Home ↓*

	Signature Collection	Lifestyle Collection	Villa Collection
Wigwam Community Association	\$124	\$124	\$124
Landscape Maintenance (front yard of Signature & Lifestyle)	\$28	\$20	\$18
Exterior Building Paint Reserve		\$20	
Condominium assessment – Please reference CCR's Article 2 and 5 for coverage details.			\$120
Water and Sewer			\$73
<b>TOTAL MONTHLY ASSESSMENT</b>	<b>\$152</b>	<b>\$164</b>	<b>\$335</b>