

Vallarta at Verrado

For additional Floor Plan details see our website @ www.sheahomes.com

	<u>SQ FT</u>	<u>ARCHITECTURAL STYLE</u>	<u>BASE PRICE</u>
1st model			
Luxury Villa III	2,142	A	\$260,990
2 Bedrooms / 2-1/2 Baths		B	\$264,990
Single Story/ 2 Car Garage			
Great Room/Dining			
Den/ Laundry Room/ Standard Cov Patio			
2nd model			
Luxury Villa II	2,548	Duo A	\$280,990
2 Bedrooms / 2-1/2 Baths		Duo B	\$284,990
Two Story/ 2 Car Garage			
Great Room/ Dining		Trio A	\$280,990
Den/ Laundry Room/ Standard Cov Patio		Trio B	\$283,990
Loft/Opt. Bedroom 3/Opt. Bedroom 4/Opt. full bath 3			
Opt. Walk Deck			
3rd model			
Luxury Villa I	2,137	Duo A	\$251,990
2 Bedrooms / 2 Baths		Duo B	\$253,990
Single Story/ 2 Car Garage			
Great Room/Dining		Trio A	\$251,990
Den/ Laundry Room/ Standard Cov Patio		Trio B	\$252,990
Opt. Bedroom 3			

If you are working with a realtor, they must accompany and register you prior to your tour of the models.

Base pricing does not include Design or Construction Upgrades.

Minimum purchase of \$15,000 in Design or Construction Upgrades required.

Community Representative: Mike Coffey

Email: mike.coffey@sheahomes.com

Location: 20753 N Canyon Drive, Buckeye, AZ 85396 (N of I-10 just E of Verrado Way)

Open: Fri 12-6pm; Sat - Thu 10am-6pm;

Telephone: (623) 399-6272 ~ Fax: (623) 455-9027



Shea Homes Arizona



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Regardless of final mortgage company selection, all prospective buyers are required to pre-qualify through Shea Mortgage prior to contract. Additionally, all cash buyers are required to provide validation of funds to close. Personal real estate holdings restrictions may apply. Local employment required to purchase.

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Vallarta at Verrado

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Luxury Features



Construction Features

- Environments For Living- Platinum Level Construction
- Vinyl, Low-E windows and sliding glass doors (incl. French doors)
- "Shea Lace" Stucco, insulated exterior wall assembly with composite rating up to R-19
- Dramatic 8 foot entry doors
- Energy saving gas heating and water heating
- Large master suites with spacious walk in closets
- Raised panel interior doors and chrome levered door handles
- Ceramic tile at Entry, Kitchen, Baths and Laundry
- Wall-to-wall carpeting throughout (except as noted above)
- Kwikset Ultramax Signature front door handleset
- Hand finished skip trowel textured walls and ceilings
- Interior rounded drywall corners as featured throughout
- Spacious interior laundry rooms
- Simpson Strong Tie connection hardware
- Dramatic and efficient 9' flat ceilings
- Conduit for future R.O. system at kitchen sink
- Soft Water loop
- Standard Fire Sprinklers
- Post-tensioned foundations
- Paver Driveways
- Pavers at entry walk / porch
- Included Front Yard Landscaping

Designer Kitchens

- Stainless Steel appliances
- Center island workstation or eating bar as featured
- Maple kitchen cabinets with choice of stain
- GE 36" electric cooktop
- GE built-In Oven-Microwave combo unit
- GE tall-tub dishwasher with hidden controls
- Granite Slab countertops standard - 3cm
- Delta chrome faucet with side sprayer

Elegant Baths

- Delta Lahara chrome plumbing fixtures at all baths
- Cultured marble vanity tops with rectangular integral sinks
- Double sinks at all master baths
- Cultured marble shower surrounds
- Elongated toilets at all baths
- Raised 34" high maple vanity cabinets in all baths
- Porcelain on steel tub at secondary baths
- Over-sized showers at Master Baths
- High efficiency faucets, toilets, and shower heads at baths

Quality Electrical Features

- Recessed lighting fixtures in kitchen
- Rocker electrical switches
- Prewire ceiling fan outlets at great rm/family rm, bedrooms, patio
- Carbon monoxide/Smoke detector combo units at bedroom areas
- Copper wiring to all 110 volt outlets
- GFCI electric outlets in bathroom, garage, patio & front entry
- CFL Bulbs at all recessed cans and ceiling mount light fixtures
- 3 phone / 2 Cable TV locations - 5 total drops

Dramatic Exteriors

- Sectional insulated garage doors to coordinate with exterior theme
- Covered patios with stucco columns and beams
- Finished 2 car garages - per plan
- Hand applied stucco finish
- Color thru concrete roof tile
- Rich exterior color palette
- PVC sleeve under drives for future landscape systems
- Masonry block fence enclosing rear yard & painted wood/iron gate

Energy Saving Features

- Environments for Living - Platinum Level Energy Efficient
- Energy Star Partner
- Vinyl, Low-E dual-pane insulated windows and exterior doors
- Energy efficient gas water heater
- Efficient gas split HVAC System with 14 SEER rating
- TechShield® radiant barrier roof sheathing
- Blown-in Cellulose Wall Insulation at livable spaces

Custom Options *

- Upgraded granite or engineered stone kitchen countertops
- Customization of Stereo, Security, and structured wiring options
- Washer, Dryer and Refrigerator
- Gas available for range & dryer
- Upgraded door hardware and bath accessory colors
- Two-tone interior paint packages
- Pavers at patio
- Custom Backyard Landscape Design

● SEE SALES ASSOCIATE FOR ADDITIONAL INFORMATION

* SOME OPTIONS MAY REQUIRE A NON-REFUNDABLE DEPOSIT