



The right **KB HOME** for you.™

LA VENTILLA VILLAS

Sq. Ft.		Description	Prices from	Estimated Monthly Payment from
			4/24/2017	4/25/2017
1483	A	Single Level Villa, 3 bedroom, 2 bath	\$188,990	\$1,227
	B	Walk-in Closets!	\$189,990	
	D	(End Home not Modeled)	\$190,490	
1551	A	Single Level Villa, 3 bedroom, 2 bath	\$195,990	\$1,272
	B	Spacious Master Suite!	\$196,990	
	D	(End Home not Modeled)	\$197,490	
1780	A	2-story Villa, 3 bedroom, 2.5 bath	\$197,990	\$1,285
	B	Enormous Great Room & Kitchen!	\$200,490	
	D	(Middle Home not Modeled)	\$200,190	
1932	A	MIDDLE MODEL HOME	\$200,990	\$1,305
	B	2-story Villa, 3 bedroom, 2.5 bath	\$201,490	
	D	Spacious 2nd Level Loft!	\$202,990	
2270	A	STREET MODEL HOME	\$211,990	\$1,376
	B	2-story Villa, 3 to 5 bedrooms, 2.5 to 3 baths	\$214,490	
	D	1st floor Den or opt Bedroom & 2nd floor Loft!	\$217,490	
2537	A	END MODEL HOME	\$217,990	\$1,415
	B	2-story Villa, 3 to 4 bedrooms, 2.5 to 3 baths	\$219,990	
	D	1st floor Den or opt Bedroom & 2nd floor Loft!	\$220,990	

Each Villa Includes a Two-Car Garage

*Advertised monthly payments assume a sales price of 1)\$188,990, 2)\$195,990, 3)\$197,990, 4)\$200,990, 5)\$211,990, 6)\$217,990 and includes principal, interest, taxes, insurance and estimated mortgage insurance premium only; any other fees such as HOA dues and lot premiums not included and will result in a greater actual monthly payment amount. Scenario assumes borrower qualifies for an FHA 30-year fixed-rate mortgage loan of 1)\$185,567, 2)\$192,440, 3)\$194,404, 4)\$197,349, 5)\$208,150, 6)\$214,041 with interest rate of 4.5% and APR of 1)5.274%, 2)5.271%, 3)5.270%, 4)5.269%, 5)5.264%, 6)5.262% for the life of the loan and pays 3.5% down payment. Scenario assumes the buyer has good credit, sets up a tax & insurance escrow account for the monthly payment of property taxes and homeowners insurance, provides full documentation, and pays estimated closing costs of 3% of the sales price. Minimum credit scores apply. Not all applicants may qualify. Rates effective 4/25/2017 and subject to change without notice. This scenario is subject to underwriting guidelines and is available only for owner-occupied homes; nonowner-occupied homes are subject to additional restrictions and qualifying requirements.

Sales Center Hours:

Monday - Tuesday from 10am - 6pm
Wednesday from 1pm - 6pm
Thursday - Sunday from 10am - 6pm

Sales Counselors:

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ROC 298287

*Design Studio
Wed Open House
Opp Post Card*



La Ventilla Villas Included Features

Energy Star Qualified Homes

- R-19 Exterior wall system with R-13 wall insulation
- R-30 Insulated ceilings
- **Techshield™** Radiant Barrier Roof sheathing
- **Rheem™** Gas Tankless water heater
- Therma-Tru energy efficient, low maintenance fiberglass entry door
- **Carrier™** Energy efficient 14 seer split system with Puron
- **Carrier™** digital programmable thermostat designed for energy savings
- Energy efficient Low E vinyl windows
- Weather stripping on all exterior openings
- Whirlpool Energy Star dishwasher
- 3rd party inspected and verified for Energy Star certification
- USB Charging receptacle in kitchen and master bedroom

Yard Package

- Desert front yard landscaping
- Automatic drip watering system
- Hose bib front and rear (per plan)
- Exterior electrical outlet at front and rear of home
- Standard Covered Patio (per plan)
- Two coach lights per plan
- Garage service door per plan

Security/Safety Package

- Smoke and carbon monoxide detectors throughout
- **Kwikset™** privacy door locks in master bedroom and baths
- **Kwikset™** security dead bolt lock on all exterior passage doors
- Shatter resistant double pane glass patio door
- GFI outlets in kitchen, bath and garage
- Arc fault outlets in all bedrooms

Quality Construction

- Post tension slab construction
- Concrete driveways and walkways
- Engineered roof trusses for maximum strength
- Spacious walk in closets in all master bedrooms
- OSB Roof decking and sub floor
- Random lace stucco exteriors
- 2, 4 or 6 panel doors
- **Shaw™** carpet made with Anso nylon and continuous filament construction featuring stain protection and 5 year warranty
- Carpet pad with 3/8 inch thickness and 5lb. density
- **Armstrong™** no wax vinyl in all wet areas with 5 year tough guard warranty
- Choice of designer exterior color schemes
- **Sherwin Williams™** Zero VOC Interior latex semi-gloss paint in wet areas including baths, kitchen and laundry

- **Sherwin Williams™** Zero VOC flat finish paint on ceilings and walls
- **Boral™** concrete roof tile
- Insect screens on all operable windows and sliding glass doors
- PEX plumbing
- **Wayne Dalton™** insulated sectional garage door (style per elevation)
- Garage interior unfinished- drywalled and fire-taped
- 200 Amp electrical service
- Preferred copper wiring 110 volt circuits
- 2 Cable and 2 Telephone prewire (per plan)
- Interior laundry room with 220v outlet
- Underground utilities

Kitchen

- Hardwood cabinetry in choice of stain
- Choice of selected **Wilsonart™** laminate countertop and 4" backsplash
- **Sterling™** 8" deep drop-in stainless steel double basin
- **Moen™** chrome faucet
- Pre-Plumbed for icemaker water line
- Recessed can light
- Islands per plan
- Spacious pantries per plan
- **Whirlpool™** 30" Freestanding black or white glass top electric range
- **Whirlpool™** vented range hood
- **Whirlpool™ Energy Star** black or white 3-cycle dishwasher

Baths

- Hardwood cabinetry in choice of stain
- Cultured marble vanity tops with integrated sinks
- Full width vanity mirrors
- Extended vanity with knee space in secondary bathrooms per plan
- **Moen™** low water usage shower and sink faucets
- **Sterling Watersense™** elongated commodes

Warranty

- **10 Year** KB Home Limited Structural Warranty
- **2 Year** KB Home Limited Mechanical Warranty
- **1 Year** KB Home Limited Cosmetic Warranty

_____ Homeowner
_____ Homeowner
_____ Sales

For more information on
La Ventilla Villas
(888) KB-HOMES or Kbhome.com
12.16.16





100% COMPLETE. 100% ON TIME.

YOUR DESIGN STUDIO APPOINTMENTS HELP YOU MOVE IN WITH STYLE



The excitement is building around your home. Next steps?
Picking the décor options that will make your new home uniquely you.



YOUR DESIGN STUDIO APPOINTMENTS HELP YOU MOVE IN WITH STYLE



Here's how we'll make that happen:

- 1 | Selection Appointment (approximately 3 hours):** At this browse appointment, we will determine your budget, choose selections for your home and answer any of your questions.
- 2 | Final Appointment (2 hours):** This appointment must be completed within 21 days of the contract. All data will be entered to finalize your home selections.
- 3 |** Your appointment will be the most successful if you arrange childcare for your children.

DESIGN STUDIO PREVIEW:
Wednesdays, 4–7pm

10429 S. 51st St., Ste. 100, Phoenix, AZ 85044 • (480) 758-3015

From I-10, take Exit 157/Elliott Rd. heading west. Turn right on S. 51st St. to Design Studio .1 mi. ahead on right.

888-KB-HOMES | kbhome.com



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