

Vallarta at Verrado

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

<i>1st model</i>	<u>SQ FT</u>	ARCHITECTURAL STYLE	<u>BASE PRICE</u>
Luxury Villa III 2 Bedrooms / 2-1/2 Baths Single Story/ 2 Car Garage Great Room/Dining Den/ Laundry Room/ Standard Cov Patio	2,142	A B	\$260,990 \$264,990

<i>2nd model</i>			
Luxury Villa II 2 Bedrooms / 2-1/2 Baths Two Story/ 2 Car Garage Great Room/ Dining Den/ Laundry Room/ Standard Cov Patio	2,548	Duo A Duo B	\$280,990 \$284,990
Loft/Opt. Bedroom 3/Opt. Bedroom 4/Opt. full bath 3 Opt. Walk Deck		Trio A Trio B	\$280,990 \$283,990

<i>3rd model</i>			
Luxury Villa I 2 Bedrooms / 2 Baths Single Story/ 2 Car Garage Great Room/Dining Den/ Laundry Room/ Standard Cov Patio	2,137	Duo A Duo B	\$251,990 \$253,990
Opt. Bedroom 3		Trio A Trio B	\$251,990 \$252,990

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



SheaHomesAZ

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

BY SHEA HOMES
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

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

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

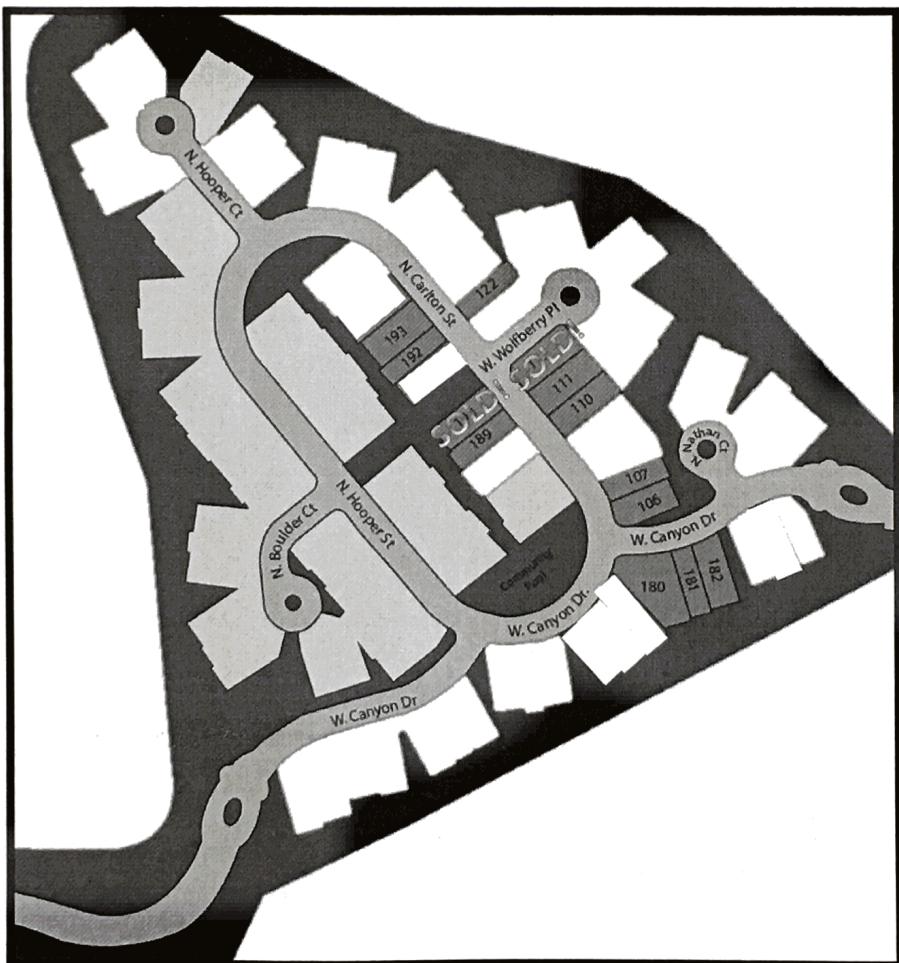
- Delta Lahara chrome plumbing fixtures at all baths
- Cultured marble vanity tops with rectangular integral sinks
- Double sinks at all master baths
- Cultured marble shower surrounds
- Elongated toilets at all baths
- Raised 34" high maple vanity cabinets in all baths
- Porcelain on steel tub at secondary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

● SEE SALES ASSOCIATE FOR ADDITIONAL INFORMATION

* SOME OPTIONS MAY REQUIRE A NON-REFUNDABLE DEPOSIT

Vallarta at Verrado Move-in Ready Homes

Lot: Lot Number	Floor Plan	Available:	Price
PENDING 107	Luxury Villa III Trio	March 2017	
PENDING 111	Luxury Villa II Duo	NOW!	
SOLD! 122	Luxury Villa II Duo	NOW!	\$329,551
PENDING SOLD!	Luxury Villa I Duo		
PENDING SOLD!	Luxury Villa II Trio	NOW!	\$328,642
SOLD!	Luxury Villa I Trio		



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Luxury Villa I Duo

2 Bedrooms • 2 Bath • 2 Car Garage • 2,137 Sq Ft



Architectural Design A



Architectural Design B

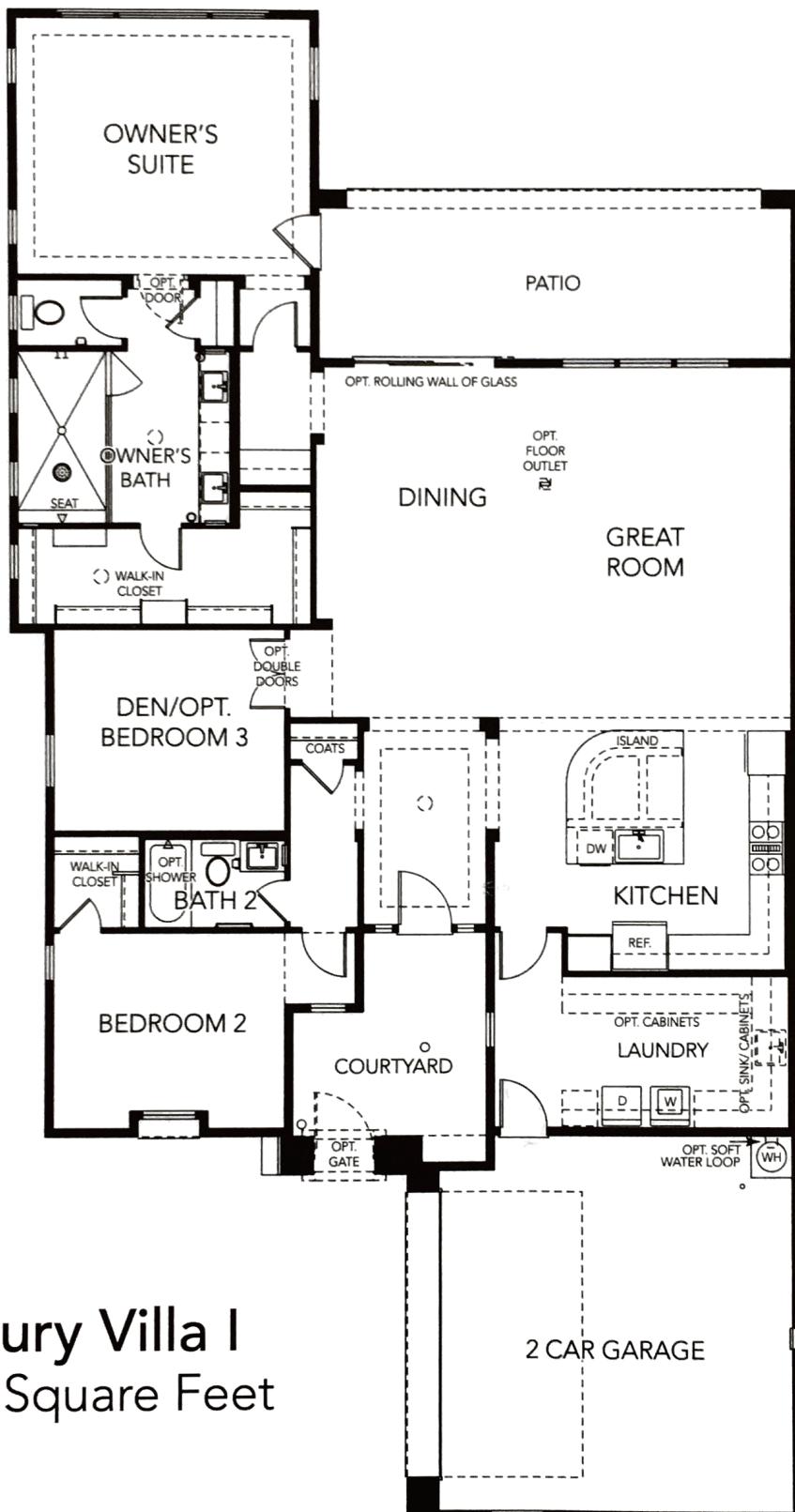
Meander through the front courtyard and enter into this spacious, luxurious villa. This single-story, split floorplan offers the finest in form, function, and value. Sunlight fills this home, floor to high ceiling, making it a warm and comfortable place to be. Configured with a sprawling great room, den, elegantly appointed master bedroom, and generous secondary bedroom, this home is perfect for casual get-togethers or quiet evenings alone. With this home, you choose how you live.

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*Exterior features including Garage doors and color schemes may vary,
please see Community Representative for information

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Luxury Villa I
2,137 Square Feet

Vallarta at Verrado

Luxury Villa II Duo

2 Bedrooms • 2.5 Bath • 2 Car Garage • 2,548 Sq Ft



Architectural Design A



Architectural Design B

A private courtyard awaits your arrival at this two-story masterpiece. Explore the expansive great room & den, and savor the state-of-the-art kitchen with walk-in pantry that is a virtual cook's delight.

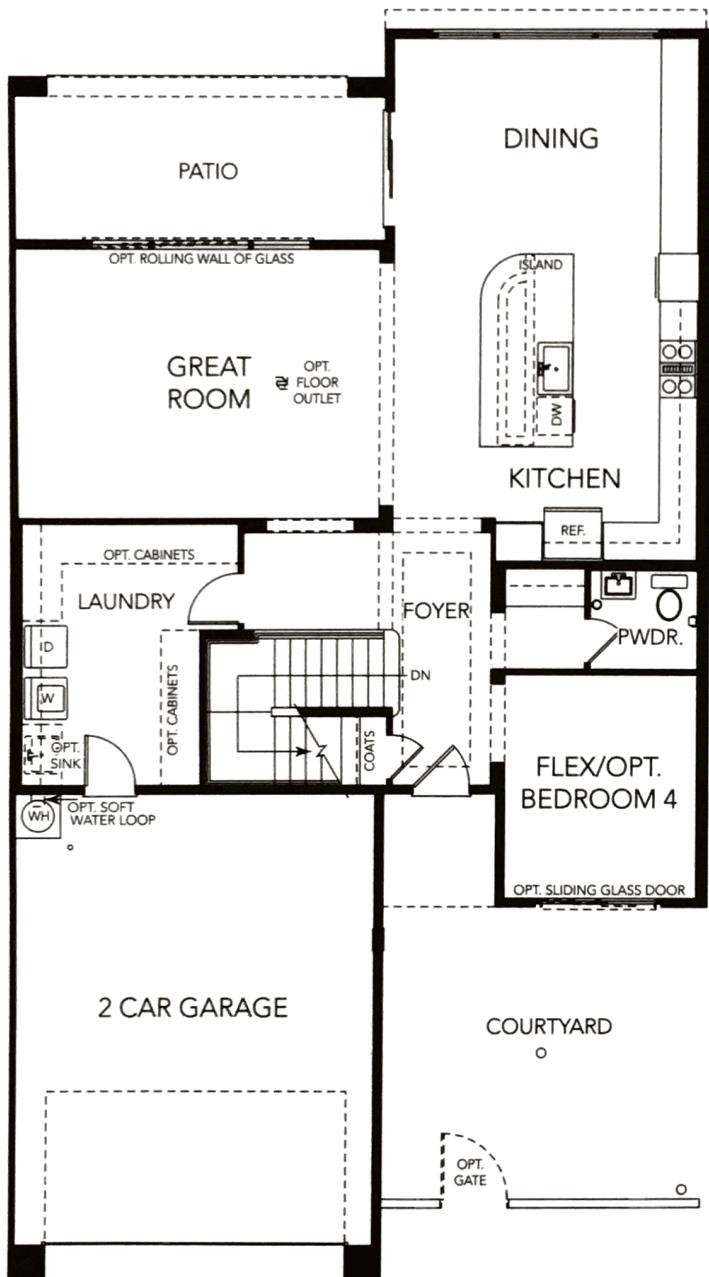
Then ascend the staircase with a conversation area at the landing offering you a place to escape from the world. The master boasts a luxurious bathroom and optional outdoor walk deck. This is one of those special homes where memories are made.

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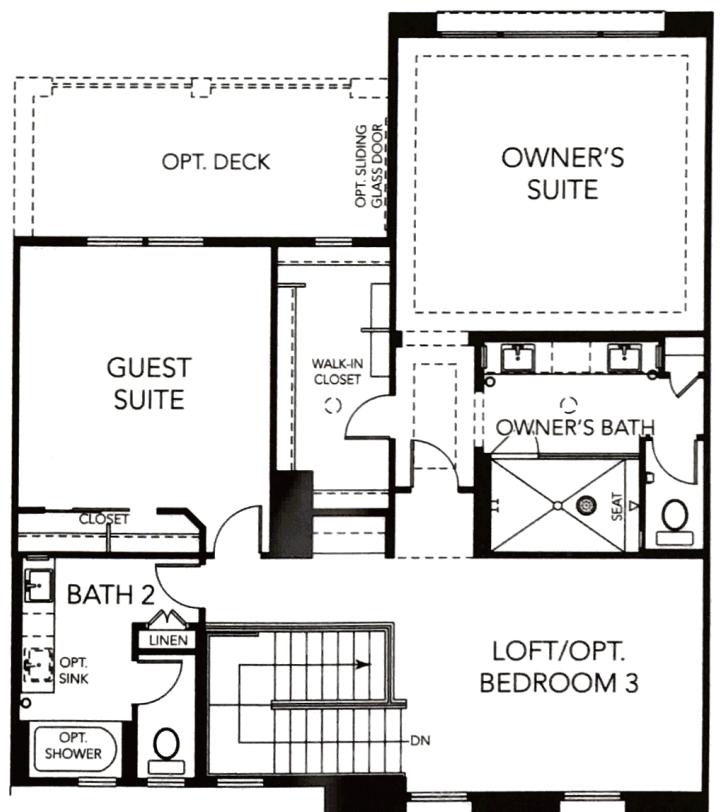
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First Floor

Luxury Villa II
2,548 Square Feet



Second Floor

Vallarta

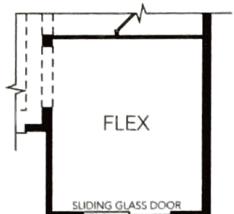
at Verrado

Luxury Villa II

Optional Features



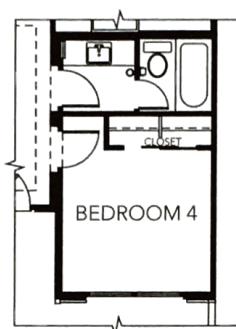
Optional
Rolling Wall of Glass
Great Room



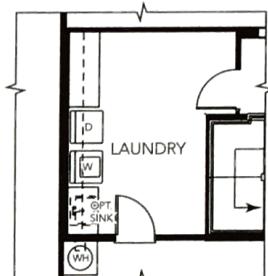
Optional
Sliding Glass Door
At Flex



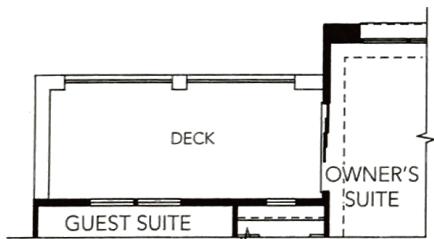
Optional Floor Outlet
At Great Room



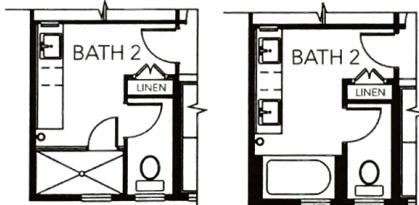
Optional Bedroom 4
Ilo Flex Room
At Architectural Design B



Optional
Laundry Cabinets 1



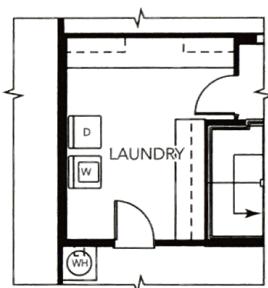
Optional Walk Deck



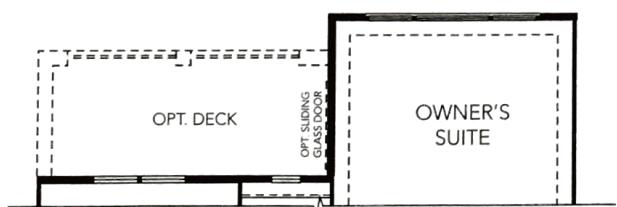
Optional
Shower
At Bath 2



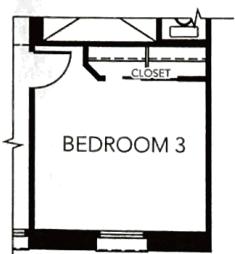
Optional
Sink
At Bath 2



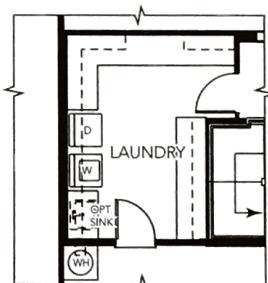
Optional
Laundry Cabinets 2



2nd Floor Plan
Architectural Design B



Optional
Bedroom 3
Ilo Loft



Optional
Laundry Cabinets 3

We reserve the right to change elevations, specifications, materials and prices without prior notice or obligation. All measurements are approximate. Sales by Shea Homes Marketing Company (AZ DRE #CO550381000), Construction by Shea Homes Limited Partnership (ROC 195895). This is not an offer of real estate for sale, nor solicitation of an offer to buy to residents of any state or province in which registration and other legal requirements have not been fulfilled. A PUBLIC REPORT IS AVAILABLE ON THE STATE REAL ESTATE DEPARTMENT WEBSITE. Shea Homes is a registered trademark of Shea Homes Limited Partnership. Equal Housing Opportunity. Shea Homes, Arizona Limited Partnership, 8800 N. Gainey Ctr. Drive, Ste. 350, Scottsdale, AZ 85258. Rev 5/6/15.

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Luxury Villa III Trio

2 Bedrooms • 2.5 Bath • 2 Car Garage • 2,142 Sq Ft



Architectural Design A



Architectural Design B

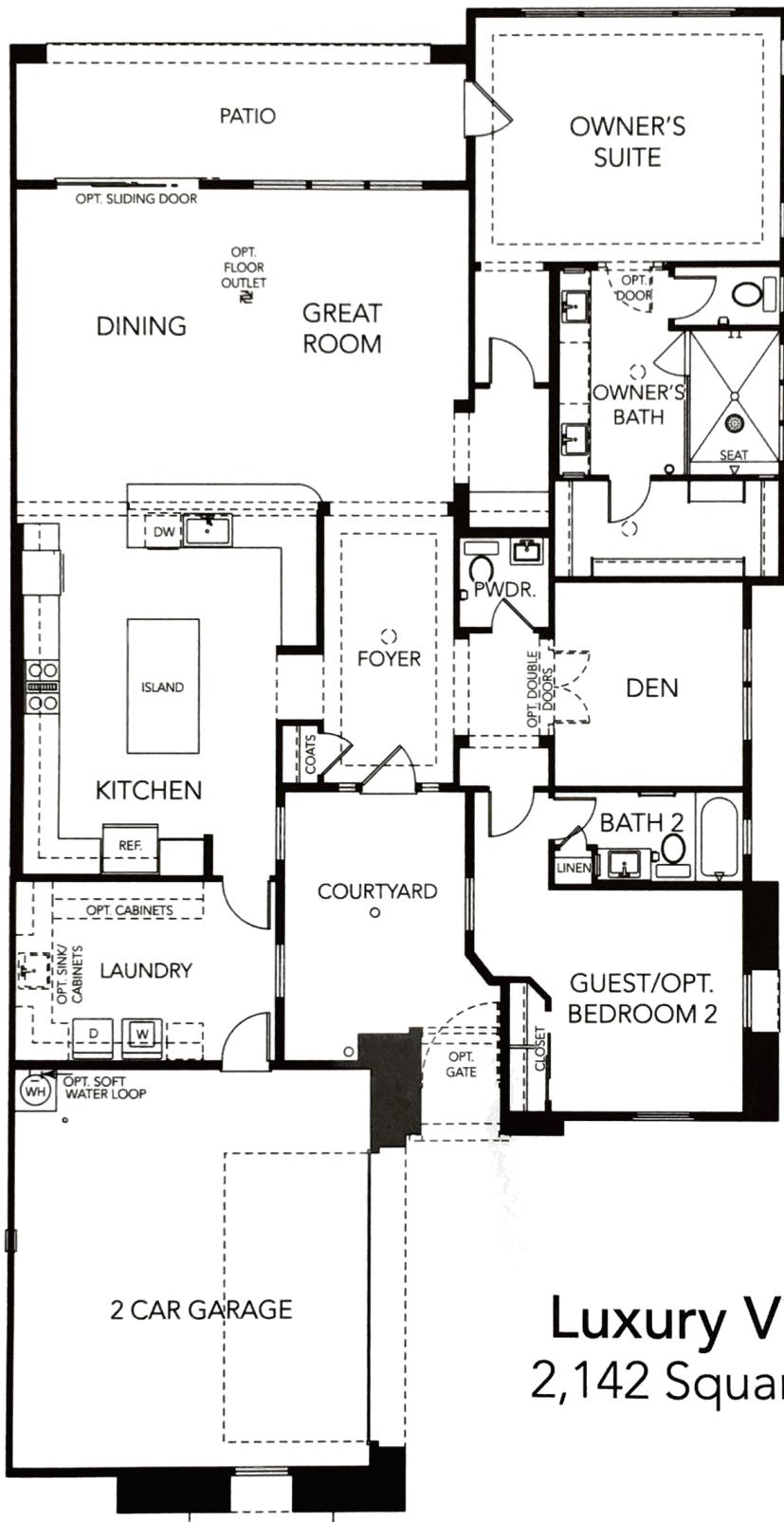
A smartly designed one-story that feels like two homes in one. Bedroom 2 can be a private guest suite with its own bath. Quaint flex space away from the vast great room and a well-organized kitchen makes this the home for you. If you like to get away from it all, just slip into the comforts of the secluded master bedroom with walk-in closet. Or just relax and enjoy the gorgeous Arizona weather from your courtyard or covered patio.

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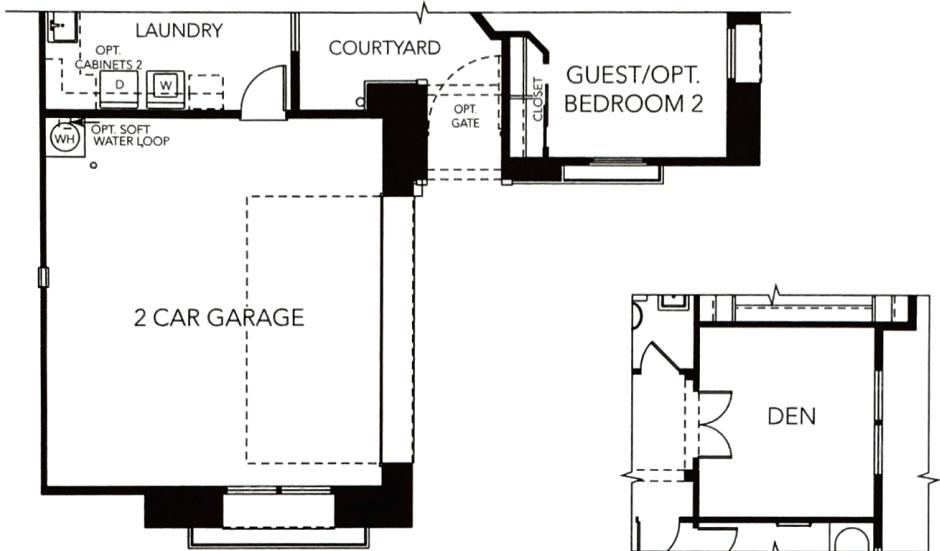
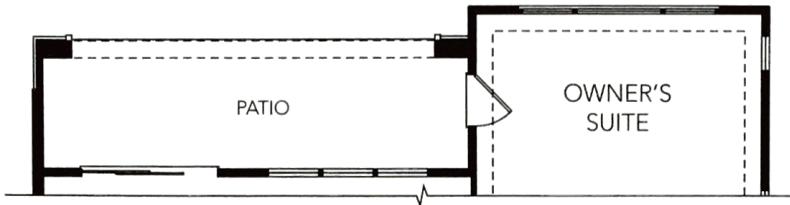
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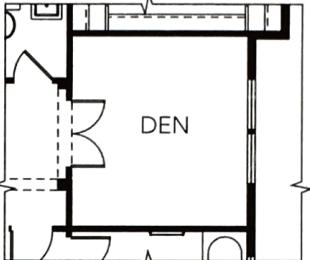
Luxury Villa III
2,142 Square Feet

Vallarta at Verrado

Luxury Villa III Optional Features



Architectural Design B



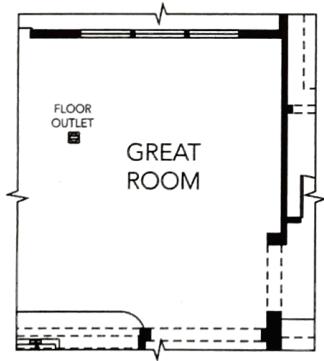
Optional
Double Doors
At Den



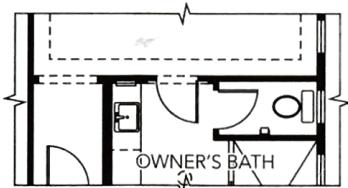
Optional
Laundry Cabinets 1



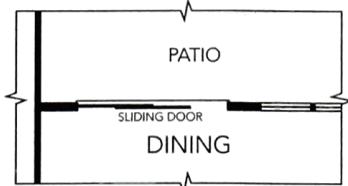
Optional
Laundry Cabinets 2



Optional
Floor Outlet
At Great Room



Optional Door
At Owner's Bath



Optional Sliding Door
At Dining



Optional
Laundry Cabinets 3

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