



The right **HOME** for you.™



**THE NEW HOME
YOU WANT**

**JUST THE WAY
YOU WANT IT**

**ALL AT A PRICE
YOU'LL LOVE**



INSPIRED DESIGNS

THAT MEET YOUR NEEDS

AMAZING SELECTION

OF HOME DÉCOR OPTIONS

GREAT VALUE

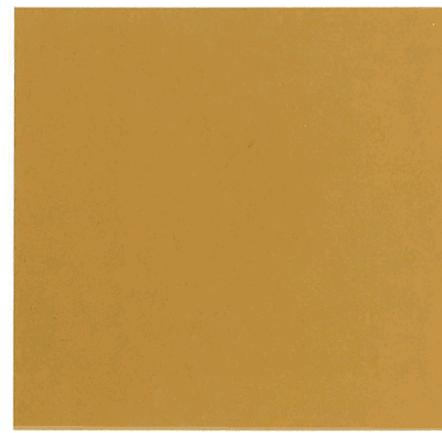
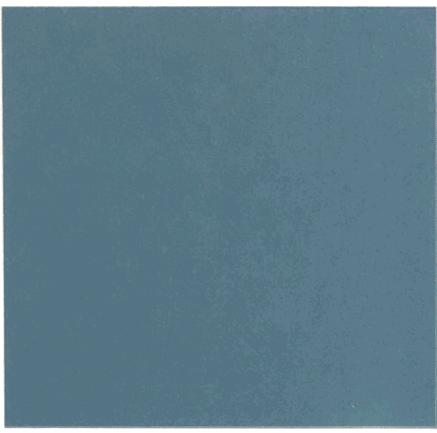
PER SQUARE FOOT

1- and 2-story homes. Condos. Townhomes. Spacious new-home designs that feature the number of bedrooms and baths you want. KB homes have been designed to give you space where you need it most—everywhere.

Cabinets, countertops, fixtures, flooring and more. Customize your new home with décor and energy efficient features, many included at no additional cost to you. It's a great way to make your new KB home uniquely you.

Over 55 years of homebuilding experience. A dedicated team of in-house architects, builders and décor specialists dedicated to ensuring that your new home is quality built and priced just right for you.





BUILDING QUALITY NEW HOMES
SINCE 1957



888-KB-HOMES | kbhome.com

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The right
for you.[™]

RECOGNITION

BIG HOME + SMALL ENERGY BILLS

BIG VALUE

WHY YOU SHOULD BUY A KB HOME

Awards we've received reinforce our commitment to building innovation and quality construction:

2016 RESNET® President's Award for building the most homes with a HERS® Index Score of below 53
2014 and 2015 RESNET® President's Award for building the most homes with a HERS® Index Score below 55



2016 WaterSense®

Sustained Excellence Award Winner
Second consecutive year and first and only homebuilder to receive designation, following four years as the **Builder Partner of the Year**

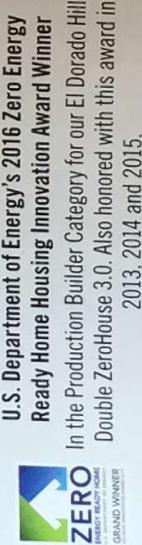


**ENERGY STAR® Partner of the Year—
Sustained Excellence Award 2016**
First and only homebuilder to earn the distinction
Six consecutive years



ENERGY STAR® Climate Communicator Award 2016
First and only homebuilder to earn the distinction
three years in a row

Recipient of seventeen **2016 ENERGY STAR Certified Homes Market Leader Awards**, the most of any homebuilder in 2016



U.S. Department of Energy's 2016 Zero Energy Ready Home Housing Innovation Award Winner
In the Production Builder Category for our El Dorado Hills Double ZeroHouse 3.0. Also honored with this award in 2013, 2014 and 2015.

**Environmental Leader News 2015 Product of the Year Award
for the Double ZeroHouse 2.0**

EPA 2015 Indoor airPLUS Leader Award



QUALITY + VALUE + CHOICE

Our 60+ years of homebuilding experience go into creating homes designed to help save you money and exceed your individual needs.



KB homes are designed to give you space where you need it most—everywhere. Big living areas. Oversized kitchens. Ample storage space. We're ready to build you a home that suits your needs today, tomorrow, always.

Every brand new ENERGY STAR® certified KB home includes features designed to help save you money.

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DARE TO COMPARE

Considering a used home?
Consider these things first.

	KB HOME	USED HOME
Potential tax benefits*	YES	YES
Choice of homesites	YES	YES
Choice of floor plan	YES	NO
Choice of décor features	YES	NO
Brand new construction	YES	NO
ENERGY STAR® certified home	YES	NO
10-Year Limited Warranty	YES	NO
Dedicated customer service	YES	NO
Brand new appliances	YES	MAYBE
Low monthly payment	YES	MAYBE
Remodeling required	NO	MAYBE

THE KB HOME ADVANTAGE

Choose to buy a KB home, and you'll get the new home you want, built just the way you want it, all at a price you can afford.

ENERGY PERFORMANCE GUIDE

Fire Rock Ranch - The Villas

PLAN 2270

ESTIMATED MONTHLY ENERGY
COST OF A TYPICAL, SIMILARLY
SIZED, RESALE HOME

\$304

Actual energy costs will vary.

ESTIMATED MONTHLY ENERGY
COST OF THIS ENERGY STAR®
CERTIFIED KB HOME

\$181

Actual energy consumption and costs will vary.

**SPEND
MORE**



ESTIMATED ANNUAL SAVINGS = \$1,476*

Every new KB home features an EPG®: an Energy Performance Guide® that shows you the home's energy efficiency and an estimate of your average monthly energy costs and annual savings vs. a typical resale home.



Carrier® CÔR™ Thermostat



The smart thermostat from the people who invented modern air conditioning

côrTM
The heart of a smarter home.



What You Can Expect From Carrier

Efficiency, simplicity, expertise; the Carrier® Cōr™ thermostat represents years of research and design with one goal in mind – maximizing your family's comfort.



Smart.

Take control of your home comfort with a fingertip or just let the Cōr™ thermostat do the work for you. Homeowners saved an average of 20% on their heating and cooling energy costs* with features like smart recovery, a function that intelligently adapts beyond manual programming for greater efficiency, while still meeting their ideal comfort levels.

*Based on a 2012 third party study comparing Carrier® Cōr™ technology to the estimated cost of a non-programmable thermostat set at 72°F at all times.



Advanced Software.

The Cōr™ thermostat automatically downloads the latest software, so its features are always up-to-date. That includes easy-to-read energy reports that help you make the connection between thermostat settings, weather changes and your energy bills. You'll also receive customized tips to help you save even more.



Anywhere Access.

Home comfort is easily accessible online and with the free, downloadable mobile app. In your family room, at the office, or anywhere in the world, you can't beat the convenience. Our secure web portal lets you maintain control over comfort and efficiency settings using a connected device.



Professional Installation.

Professional installation from a trained Carrier® expert ensures that your Cōr™ thermostat is set up correctly from the get-go. And automated alerts let you know when something is amiss, with the ability to contact your dealer right away.



Limited Warranty.

To the original owner, the Cōr™ thermostat is covered by a five-year parts limited warranty upon timely registration. The limited warranty period is three years if not registered within 90 days of installation. Jurisdictions where warranty benefits cannot be conditioned on registration will receive the registered limited warranty period. See warranty certificate at carrier.com for complete details and restrictions.

The Carrier® Difference

The Carrier® Cōr™ thermostat takes its place on your wall and commands your attention with its sleek, smartphone-like touchscreen. From initial setup to customizing your comfort schedule to managing energy use, it puts efficiency, simplicity and expertise at your fingertips.

Efficiency

The Cōr™ thermostat is flexible enough to work with almost any brand of home comfort system, giving homeowners the power to save an average of 20% on their heating and cooling energy costs.* Take control or let us do the work for you with intelligent algorithms that decide how to produce the best possible combination of comfort and energy savings. The Cōr thermostat offers unprecedented access to home-energy-use reports that track back to the day your thermostat was installed in easy-to-understand graphic formats.

* Based on a 2012 third party study comparing Carrier® Cōr™ technology to the estimated cost of a non-programmable thermostat set at 72°F at all times.

September Savings

45% saved

107 hrs
savings
120 hrs
standard

Breakdown my savings.

> ENERGY REPORTS

WEATHER
Indianapolis
55°
sunny, feels like 57°
20%
Savings

Simplicity

An inviting, touchscreen interface offers easy control at home, while a user-friendly mobile app allows access from virtually anywhere. Optimized for smartphones and available in a larger format "dashboard" view for tablets and computers, navigating the advanced features and functions of the Cōr™ thermostat is simple and intuitive, no matter where you are.

cōr



Expertise



Willis Carrier

We weren't born yesterday.

With more than a century of innovation and industry experience in home comfort, Carrier has engineered a smart thermostat that truly lives up to the name. Offering convenience, efficiency, peace of mind and powerful comfort control, the Cōr™ thermostat stands as one more reason to turn to the experts.

The Total Indoor Comfort System

Your Carrier® dealer will recommend a system that is best suited to meet your home-comfort needs and local weather environment:

1. **Air Conditioner** provides reliable, high-efficiency cooling for long-lasting comfort and energy savings.
2. **Gas Furnace** provides reliable, high-efficiency heating for long-lasting comfort and energy savings.
3. **Côr™ Thermostat** puts efficiency, simplicity and expertise at your fingertips with unprecedented convenience – from the wall control, wireless home networks or anywhere in the connected world.
4. **Zoning** sets different temperatures for up to eight different areas of your home for truly customized comfort and enhanced utility savings.
5. **Air Cleaner** improves air quality by removing harmful and irritating airborne pollutants from your home.
6. **Humidifier** replenishes moisture to dry air.
7. **UV Lamp** inhibits the growth of contaminants on the evaporator coil, leaving your home with cleaner, fresher indoor air.
8. **Ventilator** combines fresh outdoor air with conditioned indoor air for improved air quality – great for today's tightly constructed home.
9. **Evaporator Coil** is matched with the proper outdoor unit to provide top heating and cooling efficiency and years of reliable service.



More Than a Century of Cool

In 1902, a determined engineer answered one of mankind's most nagging questions: How do we make hot, sticky, indoor air go away? In creating the world's first modern air conditioner, Willis Carrier forever changed indoor life, and, more than a century later, the company that bears his name takes inspiration from his example.

Carrier continues to improve on our founder's breakthroughs, introducing new technologies that make life at home even cooler. Today, our nationwide network of experts continues to advance Willis Carrier's lifework. Your expert Carrier® dealer is equipped to evaluate your home and create a customized system designed around your lifestyle.



01-TSTAT-064-25

Performance
SERIES



Always Ask For
FACTORY
AUTHORIZED
PARTS

carrier.com 1-800-CARRIER

©Carrier Corporation 4/2015



Manufacturer reserves the right to discontinue, or change at any time, specifications or designs without notice or without incurring obligations.



ENERGY PERFORMANCE GUIDE®

Stone Canyon at Estrella
Plan 2201



ESTIMATED MONTHLY ENERGY
COST OF A TYPICAL, SIMILARLY
SIZED, RESALE HOME

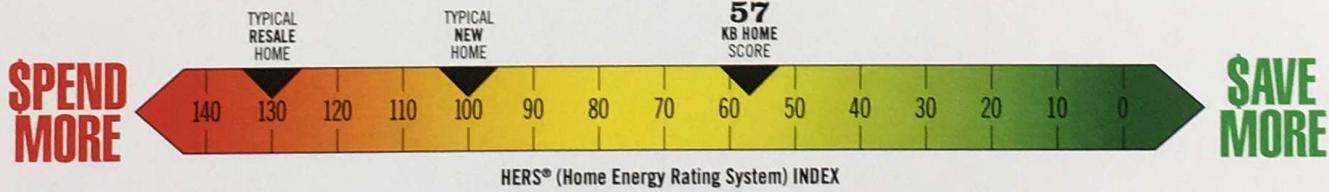
\$320

Actual energy consumption and costs will vary.

ESTIMATED MONTHLY ENERGY
COST OF THIS ENERGY STAR®
CERTIFIED KB HOME

\$167

Actual energy consumption and costs will vary.



ESTIMATED ANNUAL SAVINGS = **\$1,836***

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ENERGY PERFORMANCE GUIDE®

Stone Canyon at Estrella
Plan 2348



ESTIMATED MONTHLY ENERGY
COST OF A TYPICAL, SIMILARLY
SIZED, RESALE HOME

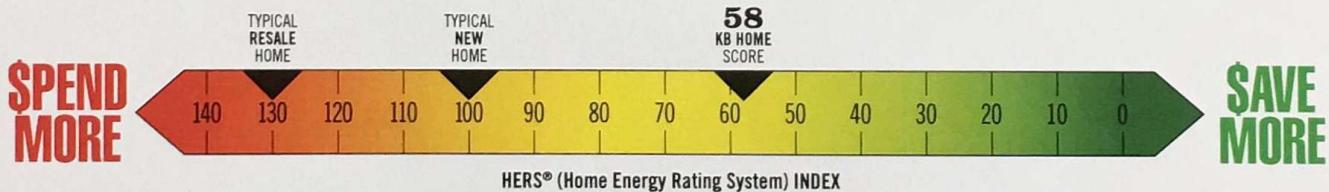
\$339

Actual energy consumption and costs will vary.

ESTIMATED MONTHLY ENERGY
COST OF THIS ENERGY STAR®
CERTIFIED KB HOME

\$178

Actual energy consumption and costs will vary.



ESTIMATED ANNUAL SAVINGS = **\$1,932***

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Phoenix_Stone Canyon at Estrella_2348

KB
HOME

STONE CANYON AT ESTRELLA



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PRELIMINARY

STONE CANYON

PLAN 2348

2,348 sq. ft. 3 - 4 bedrooms 2 baths 2 car garage



Spanish 'A'



Southern Italian 'B'



Hacienda 'C'

PRELIMINARY

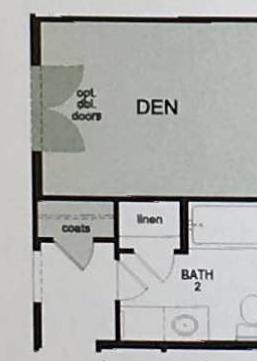
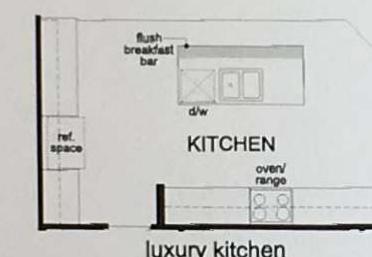
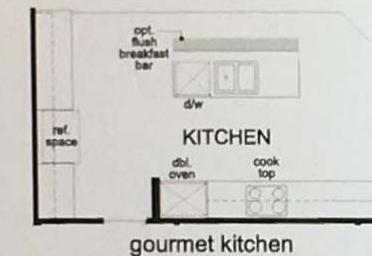
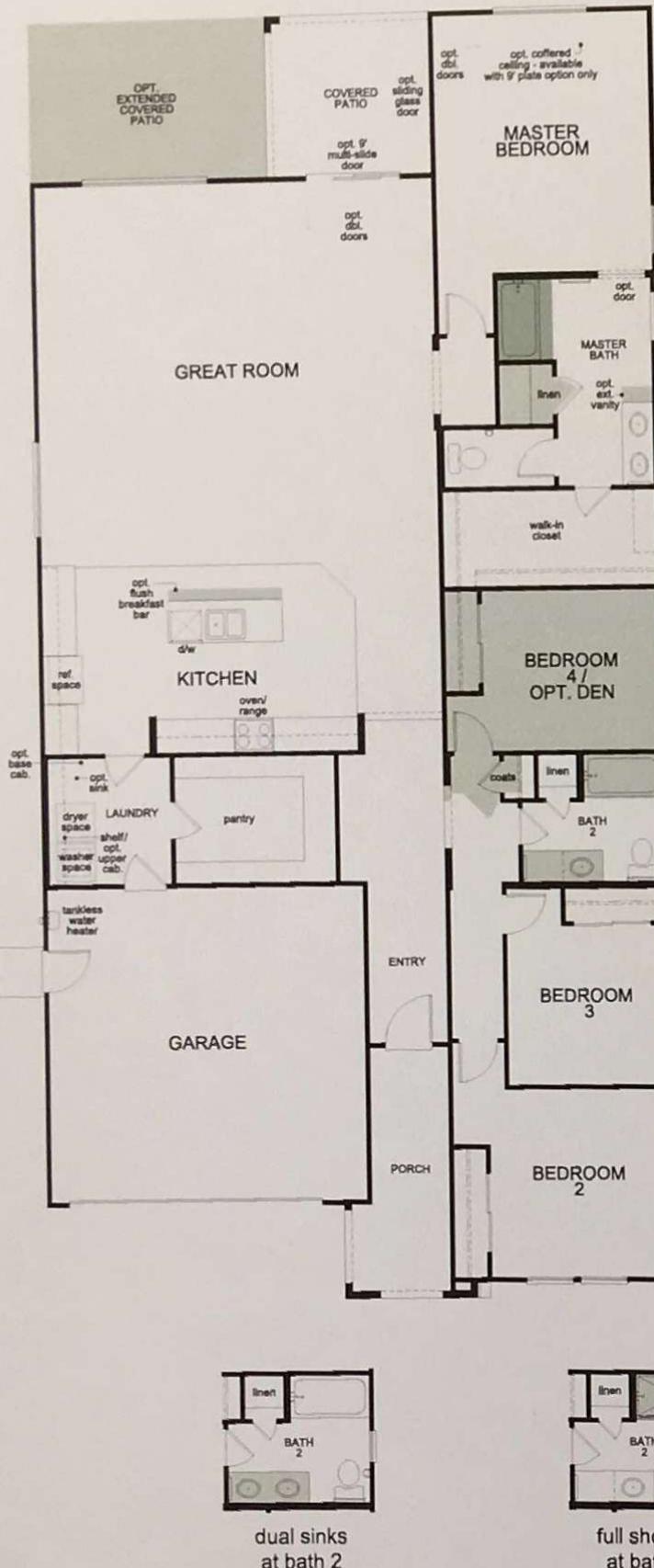
PLAN 2348

Floor Additional Options

PRELIMINARY

Floor Options

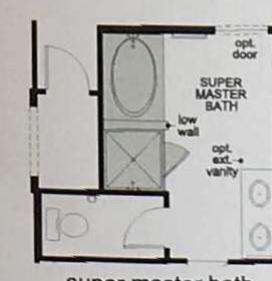
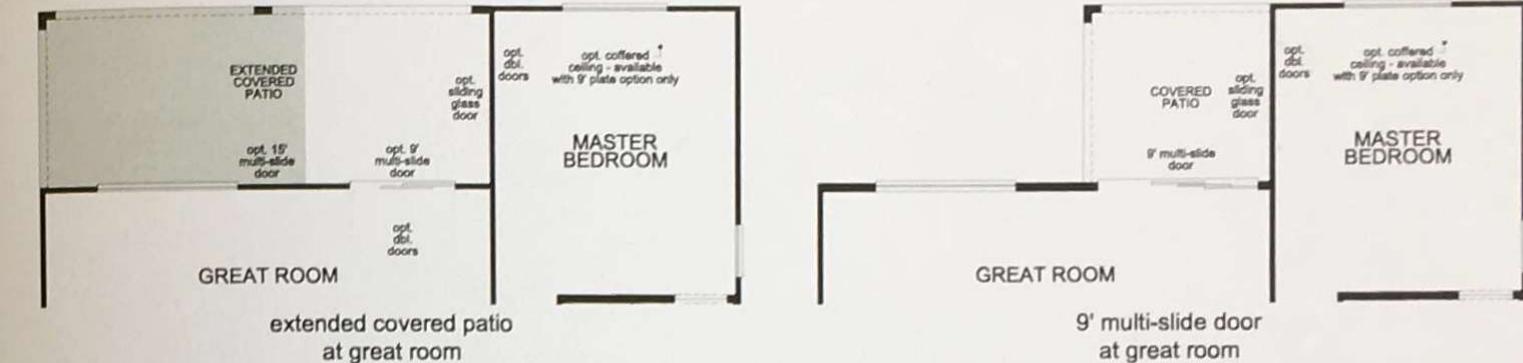
- Kitchen:
- Gourmet kitchen, Luxury kitchen
- Great Room:
- Double doors, 9' Multi-slide doors, Extended covered patio, 15' Multi-slide doors (with extended covered patio only),
- Bedroom 4:
- Den
- Den:
- Double doors
- Master Bedroom:
- Coffered ceiling (available with 9' plate option only), Sliding glass door, Double doors
- Master Bath:
- Door, Super master bath, Full shower, Garden tub, Extended vanity
- Bath 2:
- Dual sinks, Full shower
- Laundry:
- Base cabinets, Upper cabinets, Sink



**bedroom 4
at den**

**dual sinks
at bath 2**

**full shower
at bath 2**



super master bath



**garden tub
at master bath**



**full shower
at master bath**



**extended vanity
at master bath**



Your new KB home can be built to order so you'll enjoy the features you want most. Plus you can choose from a variety of personalizing interior features and details at KB Home Studio. Select appliances, cabinets, countertops, lighting, flooring, and more. Everything you need to create a home as unique as you.



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Stone Canyon - Plan 140.2348 - 05/05/16 - PRELIMINARY

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Stone Canyon - Plan 140.2348 - 05/05/16 - PRELIMINARY

PRELIMINARY

STONE CANYON

PLAN 2201

2,201 sq. ft. 3 - 4 bedrooms 2 baths 2 car garage



Spanish 'A'



Southern Italian 'B'



Hacienda 'C'

PRELIMINARY

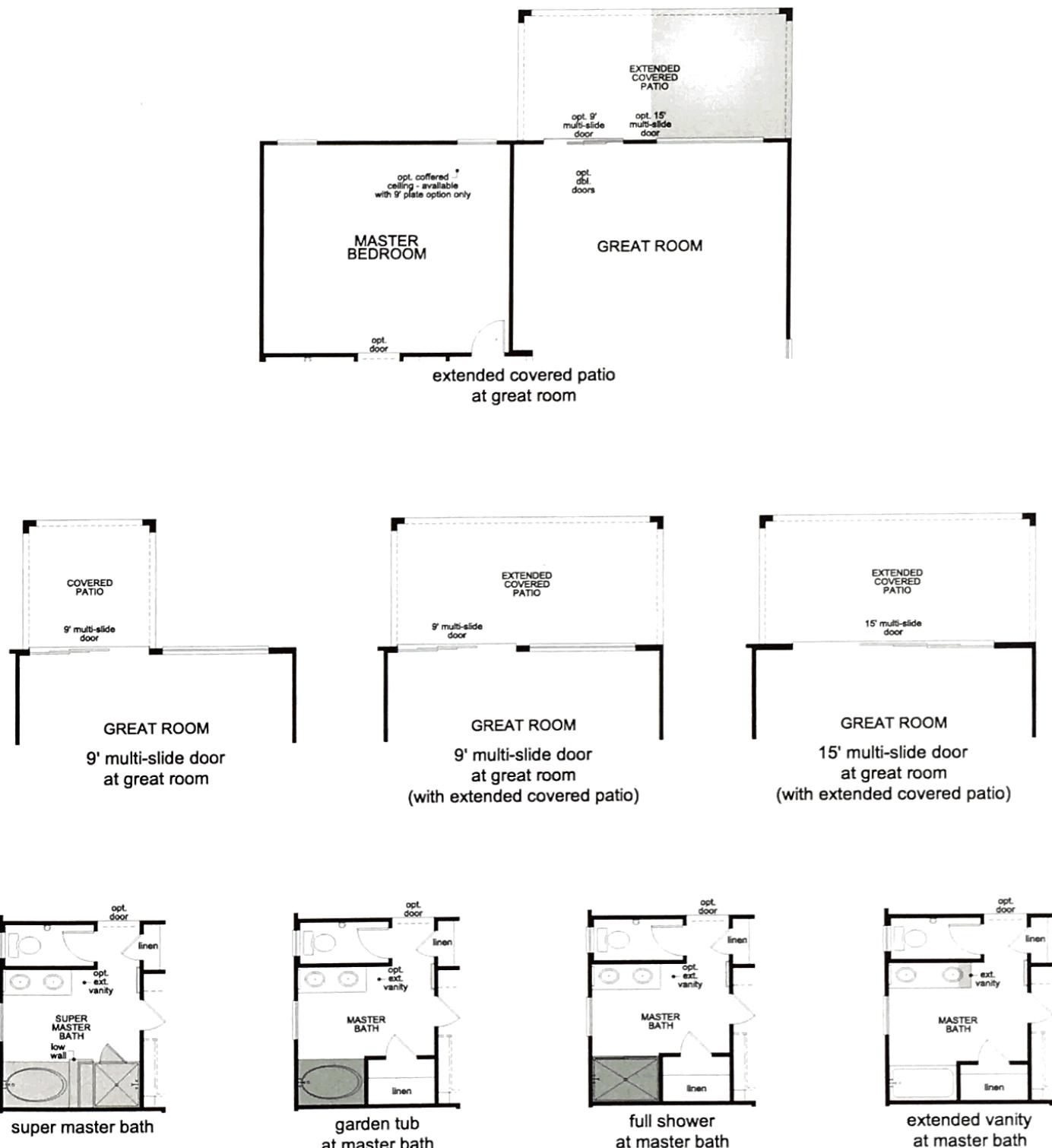
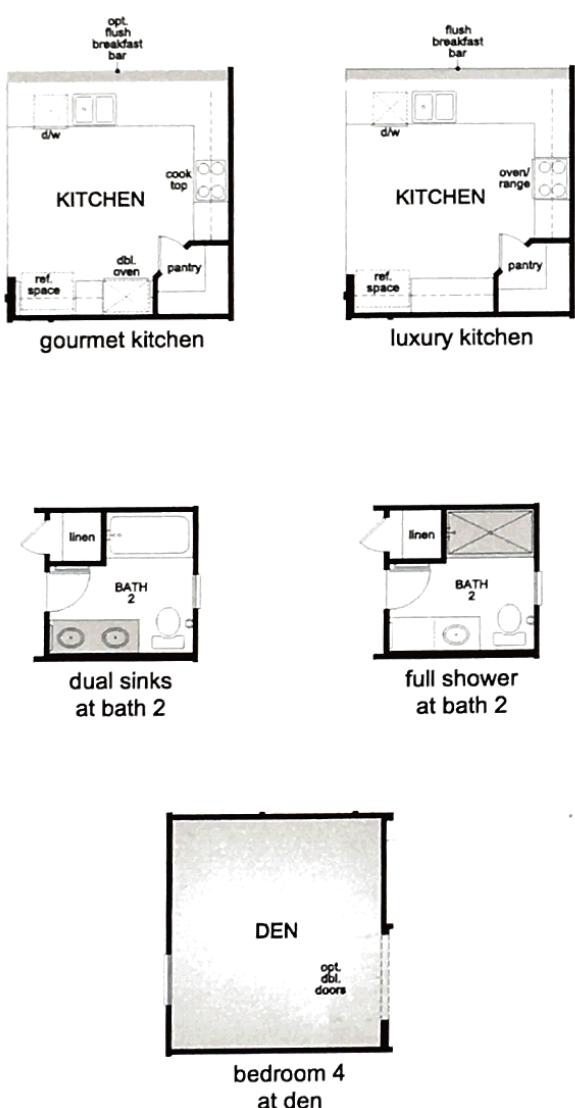
PLAN 2201

Floor Additional Options



Floor Options

- Kitchen:
 - Gourmet kitchen, Luxury kitchen
 - Double doors, 9' Multi-slide doors, Extended covered patio, 15' Multi-slide doors (with extended covered patio only),
- Bedroom 4:
 - Den
 - Double doors
- Master Bedroom:
 - Coffer ceiling (available with 9' plate option only)
- Master Bath:
 - Door, Super master bath, Full shower, Garden tub, Extended vanity
- Bath 2:
 - Dual sinks, Full shower
- Laundry:
 - Base cabinets, Upper cabinets, Sink



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Stone Canyon - Plan 140.2201 - 05/05/16 - PRELIMINARY



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Stone Canyon - Plan 140.2201 - 05/05/16 - PRELIMINARY

The right **KB**
HOME for you.™

EFFICIENT INSIDE AND OUT

Your comfort is important to us. That's why KB homes are engineered to heat and cool efficiently, maintain good air quality and use less water.

TIGHT CONSTRUCTION

Advanced foam sealant seals gaps, reduces drafts, noise and moisture, limits dust, pollen and insects, prevents the escape of conditioned air and allows more indoor air control.

QUALITY INSULATION

Quality insulation provides year-round comfort, maintains even temperatures throughout home, creates a barrier against excessive heat or cold from outside and helps lower energy bills.

WINDOWS AND DOORS

Double-paned windows block UV rays, which reduces fading of curtains and furniture. Insulated entry doors with weather stripping and adjustable thresholds minimize drafts.

VENTILATION

Proper roof ventilation and a continuous vented soffit circulate fresh air, filter pollutants and control attic temperatures to lower cooling bills. Bath and laundry areas vent heat and humidity to the outside (per plan).

HEATING AND COOLING

Every KB home features a Carrier® cooling system and digital thermostat for optimal comfort and increased cost effectiveness.

TIGHT DUCTS

Insulated ducts improve temperature control, reduce air loss, improve indoor air quality and lower energy consumption.



ENERGY PERFORMANCE GUIDES® (EPG®). DESIGNED TO HELP SAVE MORE EVERY DAY.

While many new-home builders offer energy efficiency, only KB Home puts it to the test. Because every ENERGY STAR® certified KB home features an EPG that shows you a home's energy efficiency and estimate of your average monthly energy costs. You'll find EPGs featured in every model home at every community. EPG—another demonstration of how we build homes that make sense for your wallet, your life and our environment.



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SUSTAINABILITY



98,000
ENERGY STAR®
CERTIFIED HOMES



10,000
Water Smart
& WaterSense®
Labeled Homes

5,000
SOLAR-POWERED
NEW HOMES

150+
LEED PLATINUM
NEW HOMES

12
ZeroHouse 2.0 &
Double ZeroHouse 3.0
PROJECT HOMES

KB homes are friendly to the environment AND provide significant financial benefits to homeowners.
On an annual basis, these homes are estimated to...

SAVE MORE THAN
\$29 MILLION
IN UTILITY BILLS

PREVENT GREENHOUSE
GAS EMISSIONS EQUAL
TO THOSE FROM
34,000
PASSENGER VEHICLES

CONSERVE
1.1 BILLION
GALLONS OF WATER

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Stone Canyon

★Single Story Exclusive Community★

Sq. Ft.		Description	Base Prices from
			3,17,17
1576	A	Single Level	\$226,990
	B	3 Bedroom, 2 Bath	\$229,490
	C	2 Car Garage	\$229,990
1752	A	Single Level	\$232,990
	B	3 Bedroom, 2 Bath	\$233,990
	C	2 Car Garage	\$238,490
1867	A	Single Level	\$234,990
	B	3 Bedroom, 2 Bath	\$236,490
	C	2 Car Garage	\$239,990
2201	A	Single Level	\$245,990
	B	3-4 Bedroom, 2 Bath	\$249,490
	C	2 Car Garage	\$249,990
2348	A	Single Level	\$256,990
	B	3-4 Bedroom, 2 Bath	\$259,990
	C	2 Car Garage	\$260,990

Sales Office Open:

Monday - Tuesday from 10am - 6pm

Wednesday 1pm - 6pm

Thursday - Sunday from 10am - 6pm

Sales Counselor:

Melissa Roberts
480.845.4020

mroberts@Kbhome.com

Suzanne Prunty
602.550.9238

sprunty@Kbhome.com

ROC 298287



Stone Canyon 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 **16 seer gas** split system with Puron
- **Carrier COR™ WiFi Smart** digital programmable thermostat
- 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

Security/Safety Package

- Smoke detectors throughout
- Carbon monoxide detectors (per plan)
- **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
- **Emser™** tile entry, kitchen, laundry and baths (select colors)
- 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, walls and garages

- **Boral™** concrete roof tile
- Insect screens on all operable windows and standard sliding glass doors (not available on optional multi-slides)
- PEX plumbing
- **Wayne Dalton™** insulated sectional garage door (style per elevation)
- Garage interior – drywalled, fire-taped and painted
- 200 Amp electrical service
- Preferred copper wiring 110 volt circuits
- 2 Cable and 2 Telephone prewire (per plan)
- Interior laundry room with 220v outlet
- Ceiling fan prewires (per plan; see sales counselor for details)
- Underground utilities

Kitchen

- Hardwood cabinetry in choice of stain
- 3cm granite with 5" backsplash (select colors)
- **Sterling™** 8" deep drop-in stainless steel double basin
- **Moen™** chrome faucet
- Pre-plumbed for icemaker water line
- **Seagull™** Lighting Traverse II LED recessed can lights per plan- Energy Star Qualified
- 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
Stone Canyon
888-KB-HOMES (revised 12.16.16)



DESIGN STUDIO

APRIL/MAY 2017 CALENDAR OF EVENTS

April 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Wed., Apr. 12, 4-7pm
TUFTEX CARPET



Tuftex features environmentally friendly carpeting, along with innovative colors, quality and design.

Wed., Apr. 12, 4-7pm
WHIRLPOOL® APPLIANCES



Learn about the latest styles and trends Whirlpool® offers in appliances for your new KB home.

Wed., Apr. 26, 4-7pm
MOEN® FAUCETS



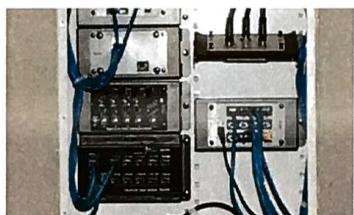
Moen sets the standard for exceptional beauty and innovative design.

Wed., May 3, 4-7pm
AZ WHOLESALE



Arizona Wholesale will showcase soft water and reverse osmosis systems that can help make your home healthier.

Wed., May 10, 4-7pm
SST STRUCTURED WIRING



Discover advancements in digital wiring, home security and other features that will improve your home's functionality.

Wed., May 17, 4-7pm
SHERWIN-WILLIAMS® PAINT



One of the most recognized brands in paint talks about trends and how to change your home's entire feel with the right paint color.

KB Home Design Studio is the place where you can **DISCOVER** the latest in home design décor trends, **SELECT** design features for your home that reflect your unique sense of style and **CELEBRATE** creating a home that's just the way you want it.

CHOICE. IT'S YOURS.

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