



Gehan
Designed for Your Life. HOMES.®



gehanhomes.com



Gehan HOMES

The Gehan Homes Difference is
Built Upon These 4 Cornerstones:

Build the Highest Quality Homes

Gehan Homes has a 25-year reputation
for building the highest quality homes

Create Exceptional Designs

We feature award-winning floor plans that
are distinctive and designed for modern living

Accommodate Personalization

We offer flexible choices and unique options,
allowing for hundreds of ways to personalize

Deliver a Superior Experience

We provide an unparalleled buying and
building experience for our customers



Valencia



Carizzo

HIGHEST quality

For more than 25 years, Gehan Homes has been building beautiful homes at an exceptional value. We are the 11th largest private homebuilder in the nation, and are continuously recognized with awards for our outstanding floor plans, superb design and **industry-leading** customer service.

We Combine Incomparable Service with Superior Craftsmanship to Bring You the Very Best Building and Buying Experience:

- Updated Floor Plans with Stylish, Open Layouts
- Flexible Designs that Allow You to Create the Home of Your Dreams
- Stunning Elevations for Beautiful Drive-up Appeal
- Worry-free Warranty
- High-quality Materials for a Low-maintenance Home
- Award-winning Customer Service



Sienna

Energy Smart

We Utilize the Latest Energy-saving Technologies and Materials, Such As:

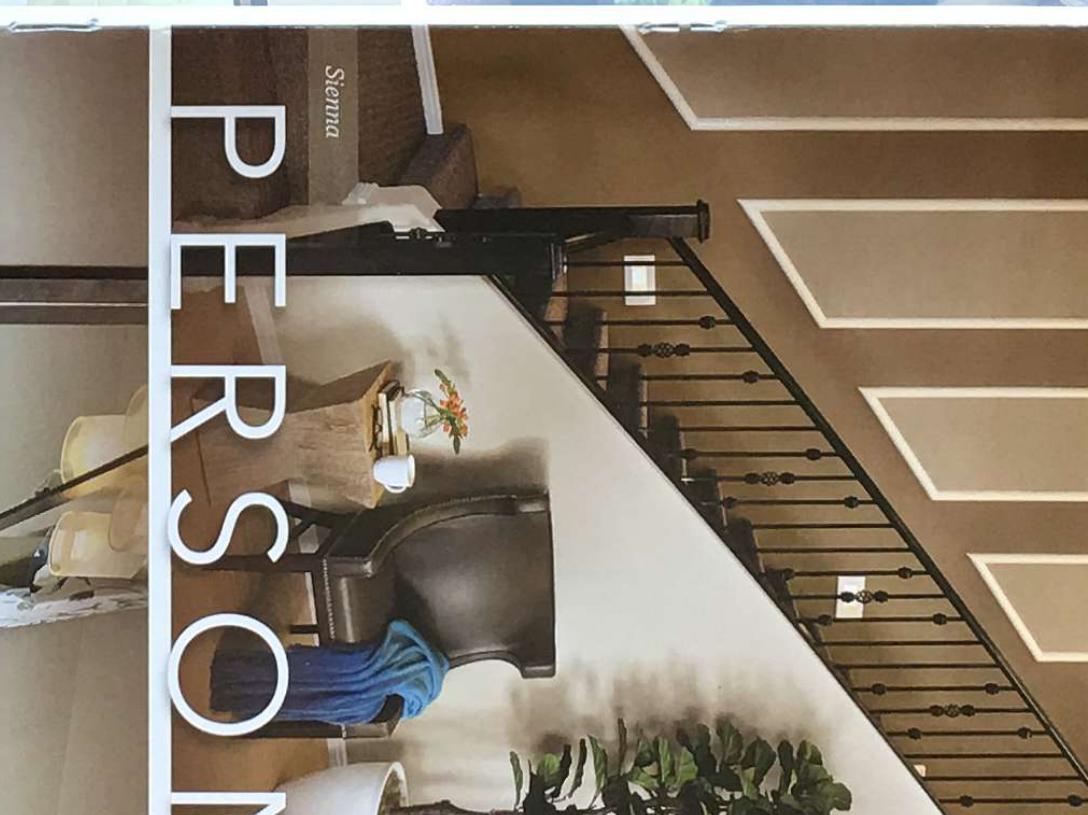
- Low VOC Paint for Better Air Quality
- Energy-efficient Windows and Radiant Barrier Roofs for Added Comfort
- Water-conserving Fixtures and Energy-saving Appliances for Measurable Savings

Incorporating included features at no extra cost means you'll never have to compromise when it comes to your health, your comfort or your wallet. Average savings:

Reduction of
Energy Use
43%

Estimated
Monthly Savings
\$134

Estimated
Annual Savings
\$1602



PERSO^NALIZED by you

Make a Gehan Home Uniquely Yours:

- Bay Windows, Sitting Areas, Multi-generational Living
- Flex Spaces that You Personalize to Fit Your Lifestyle
- Outdoor Living Options to Expand Your Entertaining Space
- Garage Options for Storage and Extra Vehicles
- Structural Choices – Such as Adding a Media Room, Study, Additional Bedrooms, even a Second Story
- Colors, Cabinetry, Flooring – the Possibilities are Endless

Our **flexible designs** and personalized options allow you to create a home that reflects your **lifestyle**. Express yourself with colors, textures and spaces.

The Layout, Style and Design of Our Homes are Uniquely Distinctive:

- Contemporary Layouts with Thoughtful Spaces
- Award-winning Style and Function
- Large Kitchens, Extra Storage Spaces, Luxurious Master Suites, Inviting Entryways

You want a home that **inspires** you from the minute you walk in — and continues to surprise you as you explore it, discovering new architectural details, **impressive amenities** and dramatic design features. Your new home is our passion. A beautiful home **designed to fit** your modern lifestyle is our promise.

Indigo Valencia Granada



SUPERIOR *experience*

Indigo



Carizzo



Valencia

At Gehan Homes, we are always *mindful* that not only are we constructing your house, we are creating the space that you will call *home*.

*It is Our Privilege to be With You Every Step of Your Homebuying Journey.
We Are Here to:*

- Help You Choose a Neighborhood
- Assist with Financing Options
- Help You Choose Your Floorplan
- Provide Professional Design Consultation
- Complete Your Paperwork
- Communicate Regularly Through the Construction Process
- Answer Your Questions

Once You Receive the Keys to Your New Home, Our Relationship Continues, as We:

- Provide Homeowner Orientation
- Facilitate Warranty Follow-up
- Offer Ongoing Community Support



Granada



YOUR move

Let us help you Make Your Move
to Gehan Homes Today!

Visit our *Make Your Move Toolbox* tab
at gehanhomes.com to access these helpful tools:

Wish List | *Create an account to access your favorite communities, homes and floor plans*

Gallery | *View all of our homes by room and by floor plan*

Budget Calculator | *Decide how much you will spend on your new home*

Mortgage | *Understand financing options and get connected with a mortgage professional*

Buying Process | *Follow these simple steps on the road to homeownership*

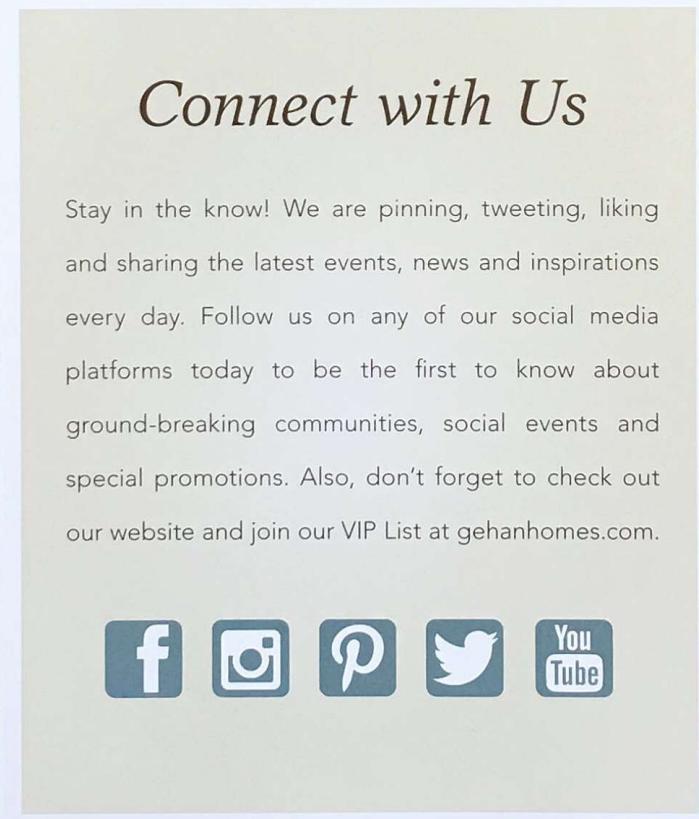
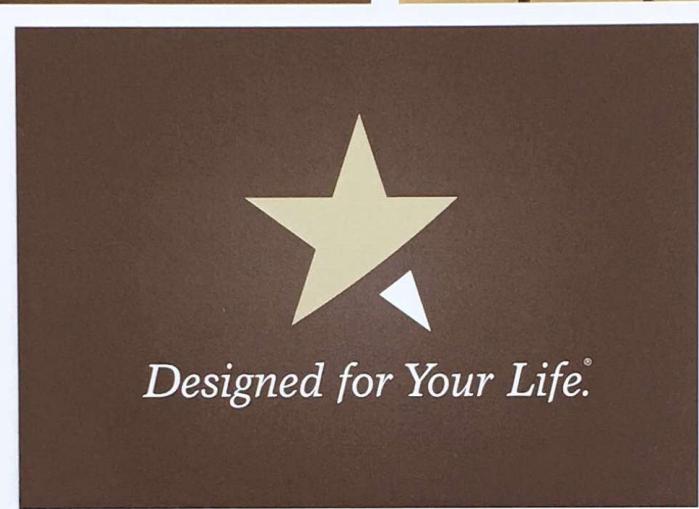
Building Process | *Learn how we make building a new home easy and enjoyable*

Why Buy New? | *Learn all the benefits of buying a new vs. used home*

Energy Smart | *Learn how you will save on utility costs*

Social Media | *Get connected with your new homebuilder*

Warranty | *Access our warranty services*





Gehan[®]

Designed for Your Life. HOMES

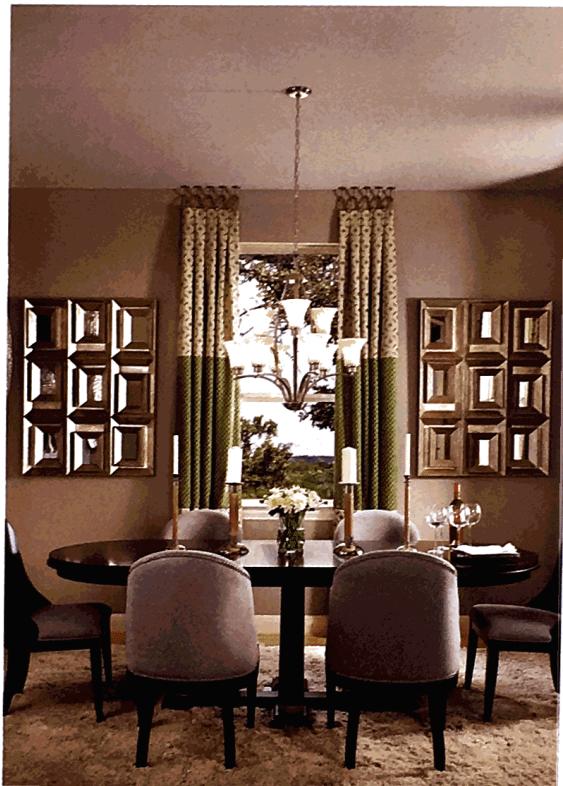
Designed for Your Life.



What sets a Gehan home apart from the rest?

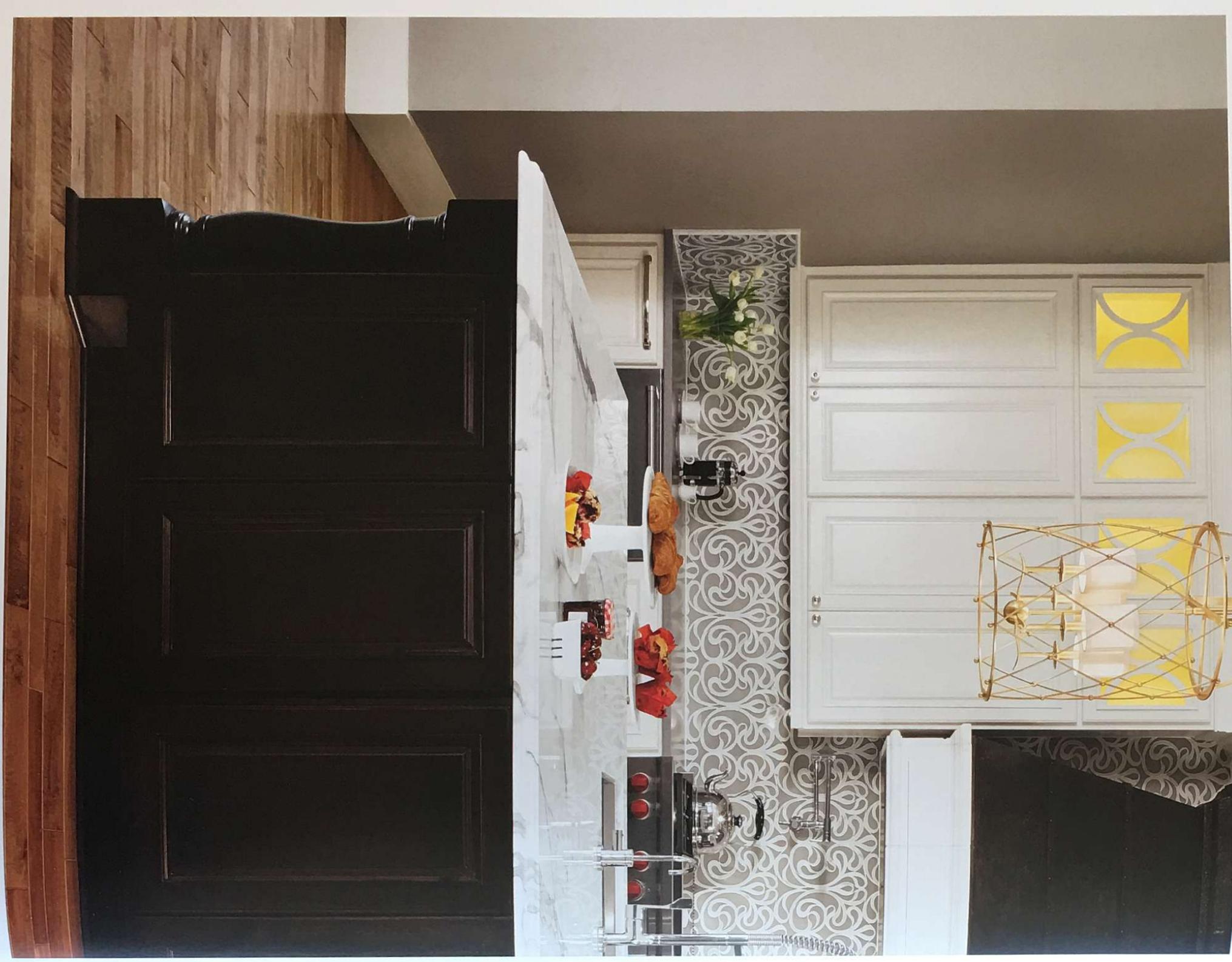
The answer is simple – it defines you like no other. Floor plans that beautifully accommodate the way you live. Distinctive features inside and out, all personalized by you. A buying experience that prioritizes your needs, concerns and schedules.

Putting Life Into Style



Your first impression of a Gehan home will likely be that it is refreshingly stylish, but look closer. Our homes use style purposefully to make your life better and more enjoyable every day. Uncommon elevations, striking architecture, unexpected details – these are all prominent within a Gehan Homes design.







The Modern World Comes Home

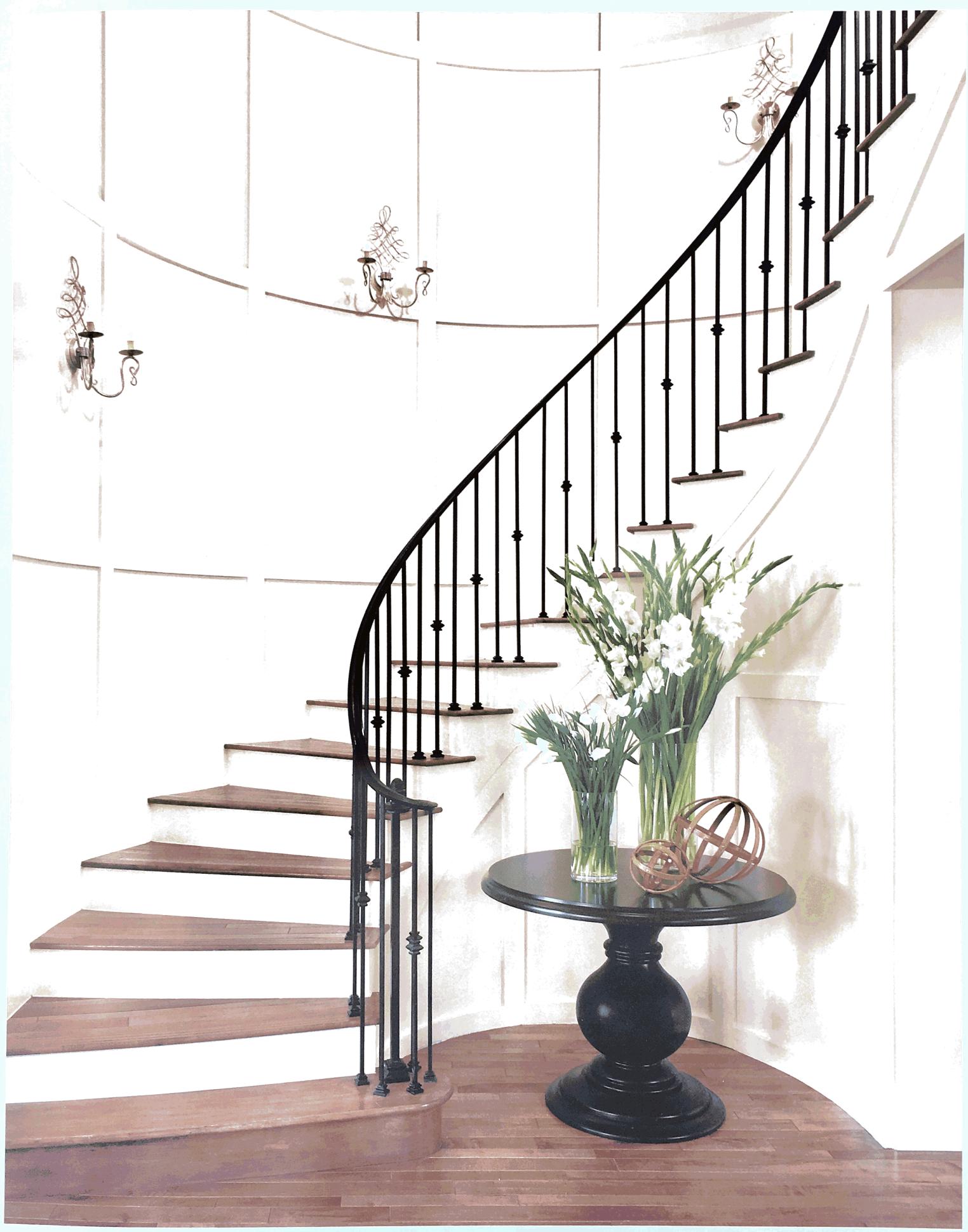


Gehan Homes builds for the way you live today. Floor plans are spacious and open to accommodate busy lifestyles, while keeping family members connected and interacting with one another. From island kitchens opening into family rooms, to inviting outdoor gathering spaces, every detail says "This fits my life."

An Elevated Presence



Drive down any street with a Gehan home, and it will be the one that draws you in. Our standard elevations go far beyond standard architecture, with distinctive features that create beautiful sight lines and inimitable curb appeal. We also combine fine materials such as cedar, stone and stucco highlights to make your home even more exceptional.







Community Leaders



It's likely that you've already chosen certain neighborhoods where you'd like to live. It's also likely that Gehan Homes is already there, building for families who appreciate what a good community can bring. Pools and playgrounds. Lakes and hiking trails. Community centers and golf courses.

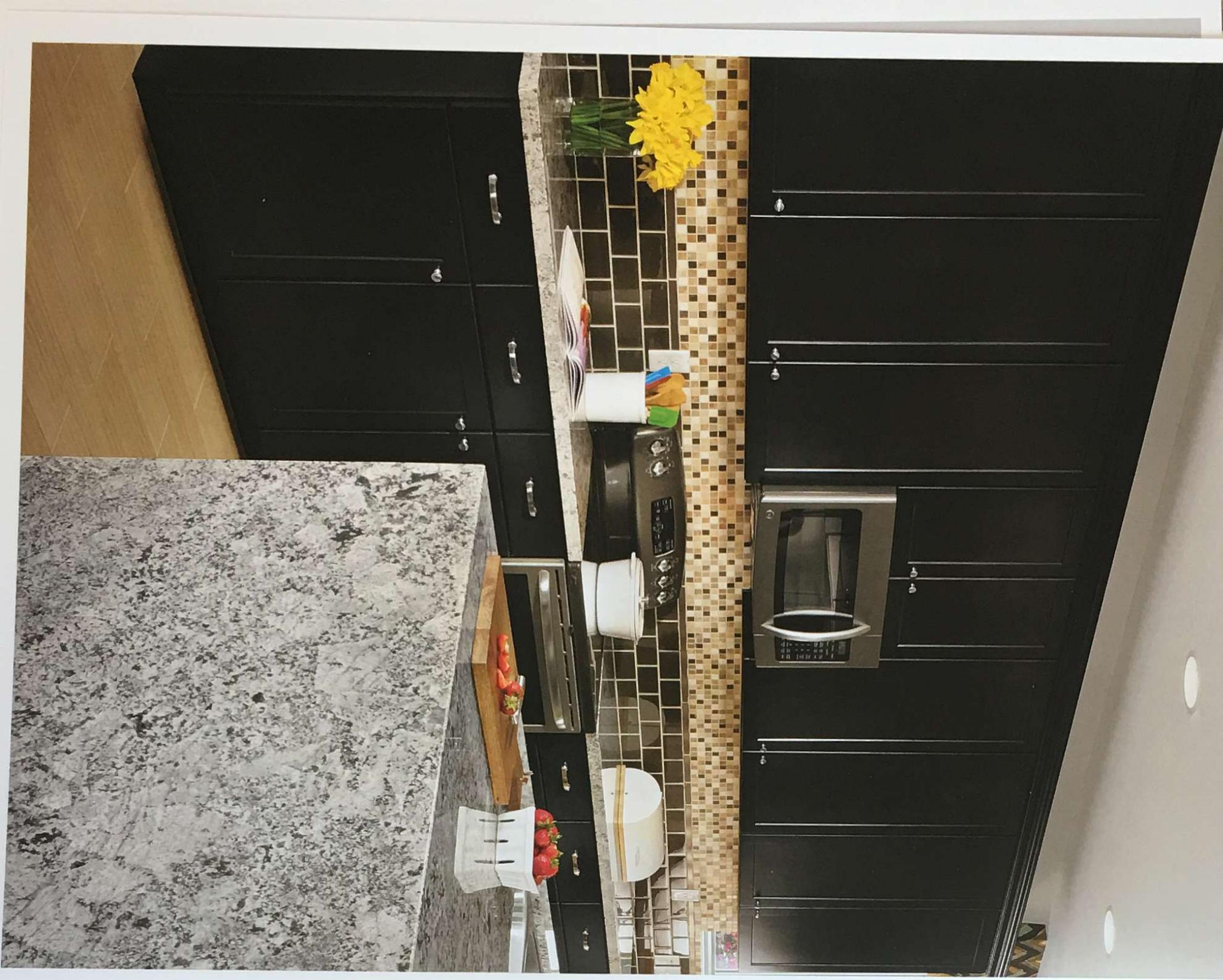
This is where Gehan Homes takes you.

Plans for Living



Stylish, beautiful and elegant are often used to describe a Gehan home. But we also like to add practical descriptors such as functional, sensible and usable. We offer more than 40 modern, wonderfully livable floor plans to use as your springboard. From there come the details that make your home a singular, personal creation.





Your Personal Touch



When you work with a Gehan Homes professional to design unique details into your new home, things get very personal. We offer options and choices that are highly sought after and found nowhere else.

gehanhomes.com



Interior spaces that can be configured to meet the lifestyle of your family

Wide selection of flooring, countertops and cabinetry to suit your taste

Beautiful features and accents that can enhance the finish of your home

Stunning outdoor kitchens and entertainment spaces

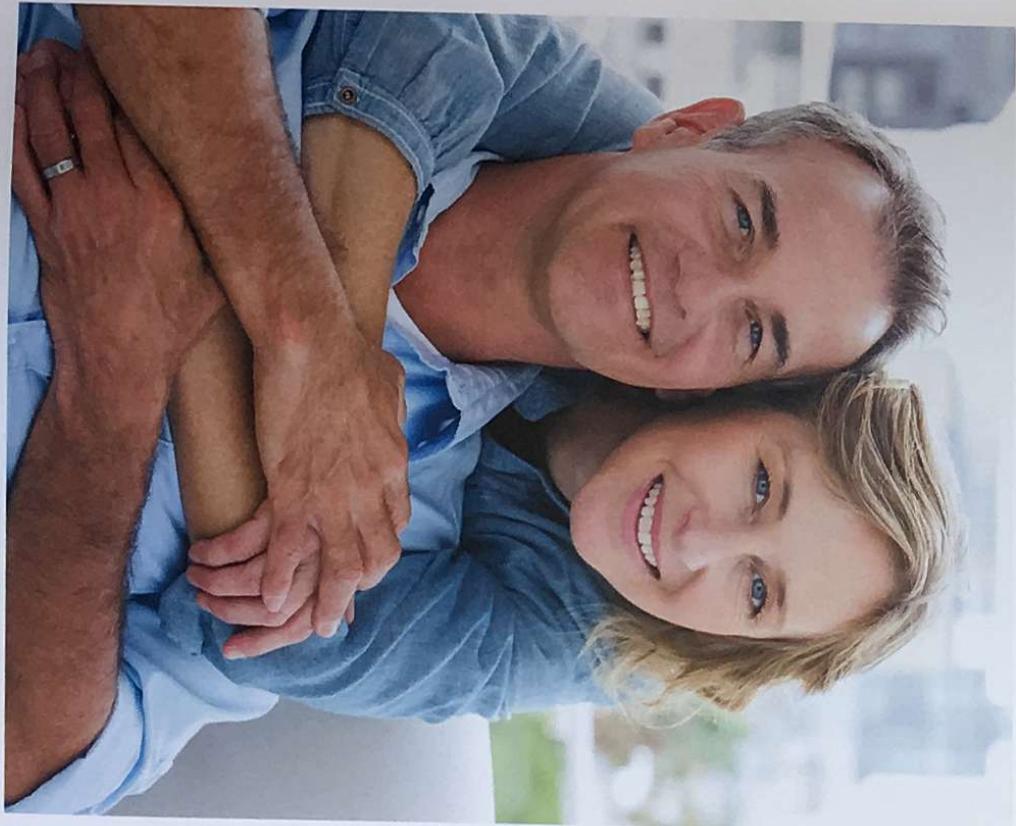
Flexible floor plans to expand square footage of your home where it matters most

From Our Family to Yours



Gehan Homes was founded on and is run to this day on the family values of three brothers. We find immense satisfaction in helping fellow families in the Southwest realize the dream of owning a magnificent, personalized home. Our goals are not corporate. We are regular people who work sincerely to make your experience a great one.

gehanhomes.com





Buying Assurance



Gehan Homes has tailored the buying process to reduce stress and uncertainty – and boost confidence. We encourage shopping at our design center, so you can consider our many options and what features best fit your life. From the moment you decide on a Gehan home until the day you move in, you'll know it's personalized to you every step of the way.





Quality is Everything



The materials and finishes we use. The inspections we perform. The energy efficiencies we specify. The building procedures we follow. The care we give to our clients. Everything we do exudes quality. You will witness it in every Gehan Homes customer you meet, and you will feel it in every detail of your new home.

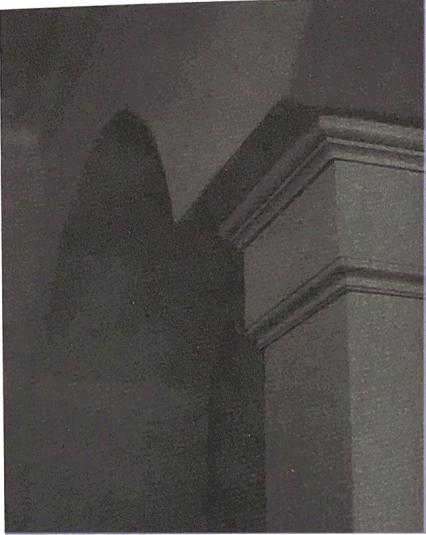
Designed for Your Life.



The final word.

You deserve to live in a home that enhances your life and reflects your lifestyle. You deserve to work with a builder who meets your needs and delivers on its commitments. You deserve to greet every new day in a home that you are supremely proud to own. You deserve a new Gehan home.





Our Customers Speak



"We have now settled comfortably into our home and are beginning to enjoy it. We marvel at the design and the space." – *Arlene and Emmanuel*

"The layout, features, efficiency, materials and workmanship have exceeded our expectations."

– *Kim and Dean*

"We are extremely pleased with the construction manager. We can stop him on the street at any time with any question, and he is right there to help us."

– *Robert and Carol*

"You helped us meet our needs and exceed our dreams."

– *John and Dawn*

"If we have a client that is looking to buy a new home, Gehan is the first builder we call."

– *Roland and Olivia Cornejo, Keller Williams Heritage Realtors*

Gehan HOMES

Floor Plans

Palazzo at Estrella

18415 W. Thunderhill Place, Goodyear, Arizona 85338 • 602-441-5885

One-Story Floor Plans

Crimson	2274 SF	3 Bedrooms • 2 Baths • 2 Living • 1 Dining • 3-Car Garage Personalized Options: Study, 4th Bedroom, 5th Bedroom and Bath, Powder Room, Flex Space, Expanded Master Bath and Closet, Master Bay Window, Covered Patio Extension	Spanish	\$296,990
Carmona	2397 SF	3 Bedrooms • 2 Baths • 1 Living • 1 Den • 3-Car Garage Personalized Options: Pocket Office, Powder Bath, Extended Covered Patio	Ranch	\$305,990
			Prairie	\$309,990
Carmona	2397 SF	3 Bedrooms • 2 Baths • 1 Living • 1 Den • 3-Car Garage Personalized Options: Pocket Office, Powder Bath, Extended Covered Patio	Spanish	\$311,990
			Ranch	\$318,990
			Prairie	\$324,990
Granada Model	2706 SF	3 Bedrooms • 2.5 Baths • 1 Living • 1 Den • 3-Car Garage Personalized Options: Media/Hobby Room, 4th Bedroom, 5th Bedroom with Bath, Extended Covered Patio	Spanish	\$326,990
			Ranch	\$333,990
			Prairie	\$337,990
Montoro	2834 SF	3 Bedrooms • 2.5 Baths • 1 Living • 1 Dining • 1 Flex • 3-Car Garage Personalized Options: Study, Casita, 4th Bedroom with 3rd Bath, Media/Gameroom, Extended Covered Patio	Spanish	\$331,990
			Ranch	\$339,990
			Prairie	\$344,990
Almeria Model	3108 SF	4 Bedrooms • 3.5 Baths • 1 Living • 1 Den • 3-Car Garage Personalized Options: 5th Bedroom, Extended Covered Patio	Spanish	\$346,990
			Ranch	\$356,990
			Prairie	\$361,990
Seville	3192 SF	4 Bedrooms • 3.5 Baths • 1 Living • 1 Den • 3-Car Garage Personalized Options: 5th Bedroom	Spanish	\$351,990
			Ranch	\$361,990
			Prairie	\$363,990

Effective: 01.01.2017

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130

Typical Resale Home

100

Typical New Home

62-64

Your **Gehan** Home

PLAN NAME	LIVING AREA (Square Feet)	HERS SCORE (Home Energy Rating)	EST. REDUCTION IN ENERGY USAGE	EST. MONTHLY SAVINGS	EST. ANNUAL SAVINGS
Carmona	2,397 sq. ft.	62	44%	\$119/mo.	\$1,482/yr.
Granada	2,713 sq. ft.	64	43%	\$132/mo.	\$1,580/yr.
Montoro	2,834 sq. ft.	62	44%	\$135/mo.	\$1,616/yr.
Almeria	3,108 sq. ft.	63	44%	\$148/mo.	\$1,774/yr.
Seville	3,192 sq. ft.	62	45%	\$148/mo.	\$1,770/yr.

HOW THIS SCORE *is determined*

The Home Energy Rating System, or simply HERS®, is a scoring system set by the Residential Energy Services Network (RESNET) to measure a home's energy efficiency. The lower the HERS® score, the more energy efficient the home.



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The HERS® Index is a registered trademark of the Residential Energy Services Network (RESNET®). The HERS® Index rating listed is based on a sample of Gehan Homes in the Phoenix area, using RESNET® approved software. Each 1 point decrease in the HERS® Index corresponds to a 1% reduction in energy consumption compared to the HERS® 2006 IECC reference home (specifications are based on the 2006 International Energy Conservation Code). For more information visit www.resnet.us and www.energysavers.com. Actual HERS® Index rating and savings may vary depending on location/orientation of the home, structural options, interior options and exterior options. Estimated monthly energy usage is an estimate generated from RESNET® approved software. Actual energy consumption and costs will vary. Buyers should not rely solely on the HERS® Index rating in making a purchase decision. Gehan Homes does not guarantee HERS® Index rating or estimated monthly energy cost. Information subject to change without notice. Gehan Homes of Arizona, LLC, AZ ROC # 281891. © 2015 Gehan Homes. All rights reserved. REL 05.15

Gehan HOMES

the Granada



Prairie Elevation

Palazzo at Estrella

2706 Base Square Feet

Stories:	1	Baths:	2.5
Bedrooms:	3	Garages:	3

Options

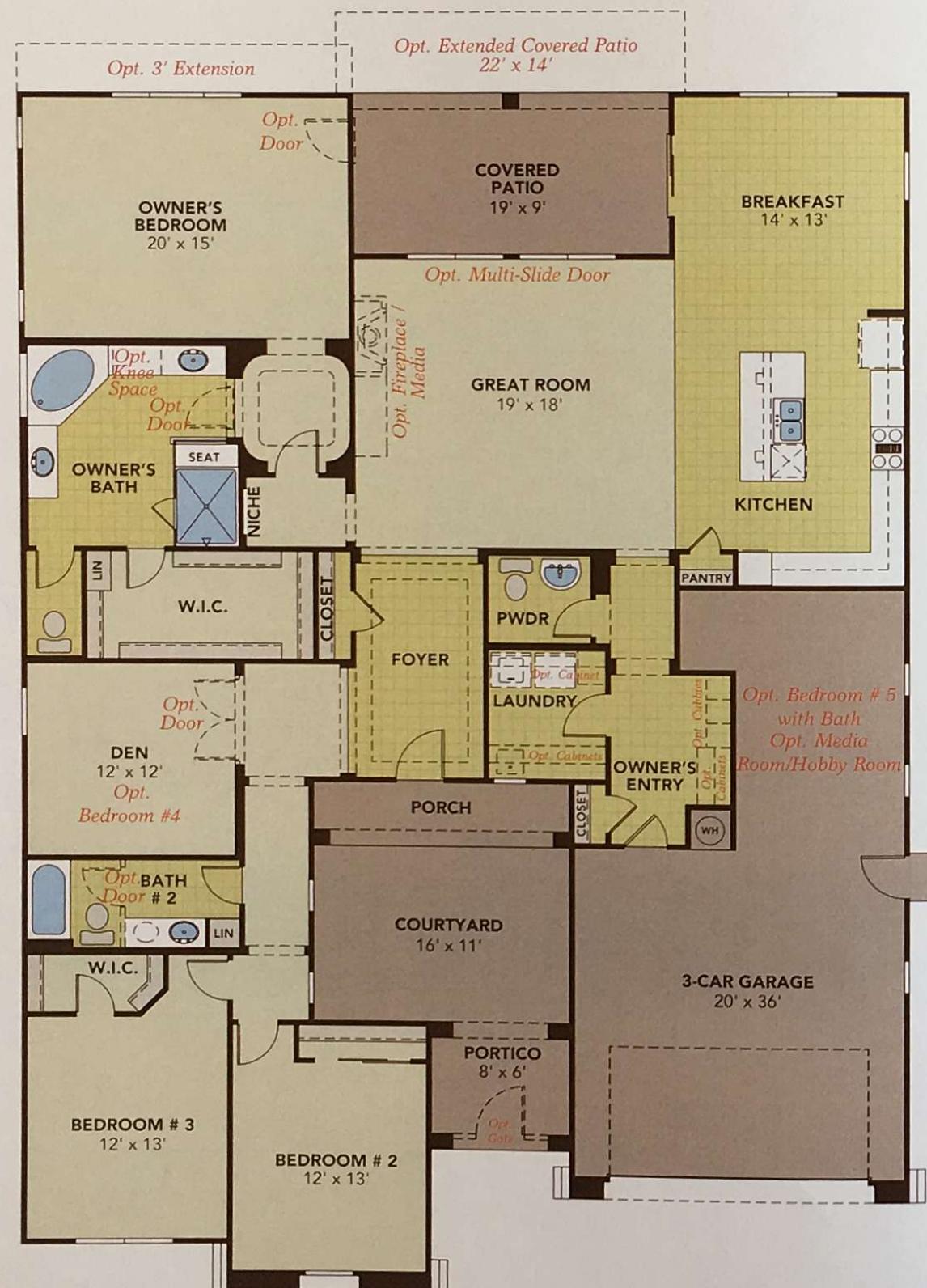
Casita • Media / Hobby Room • Bedroom #4
Bedroom #5 with Bath • Extended Covered Patio



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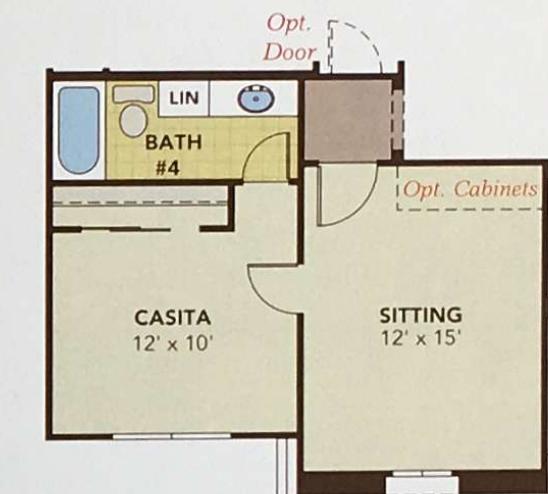
the Granada | First Floor Plan



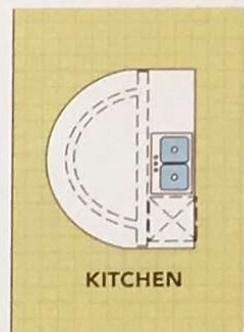
the Granada | Floor Plan Options



Opt. Media Room / Hobby Room



Opt. Casita In Lieu of Bedrooms #2 and #3



Opt. Island



Opt. Extended Pantry



Opt. Snail Shower



Opt. Bedroom # 4



Opt. Bedroom # 5 with Bath

the Granada



Ranch Elevation



Spanish Elevation

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gehanhomes.com

the Almeria



Ranch Elevation

Palazzo at Estrella

3108 Base Square Feet

Stories:	1	Baths:	3.5
Bedrooms:	4	Garages:	3

Options

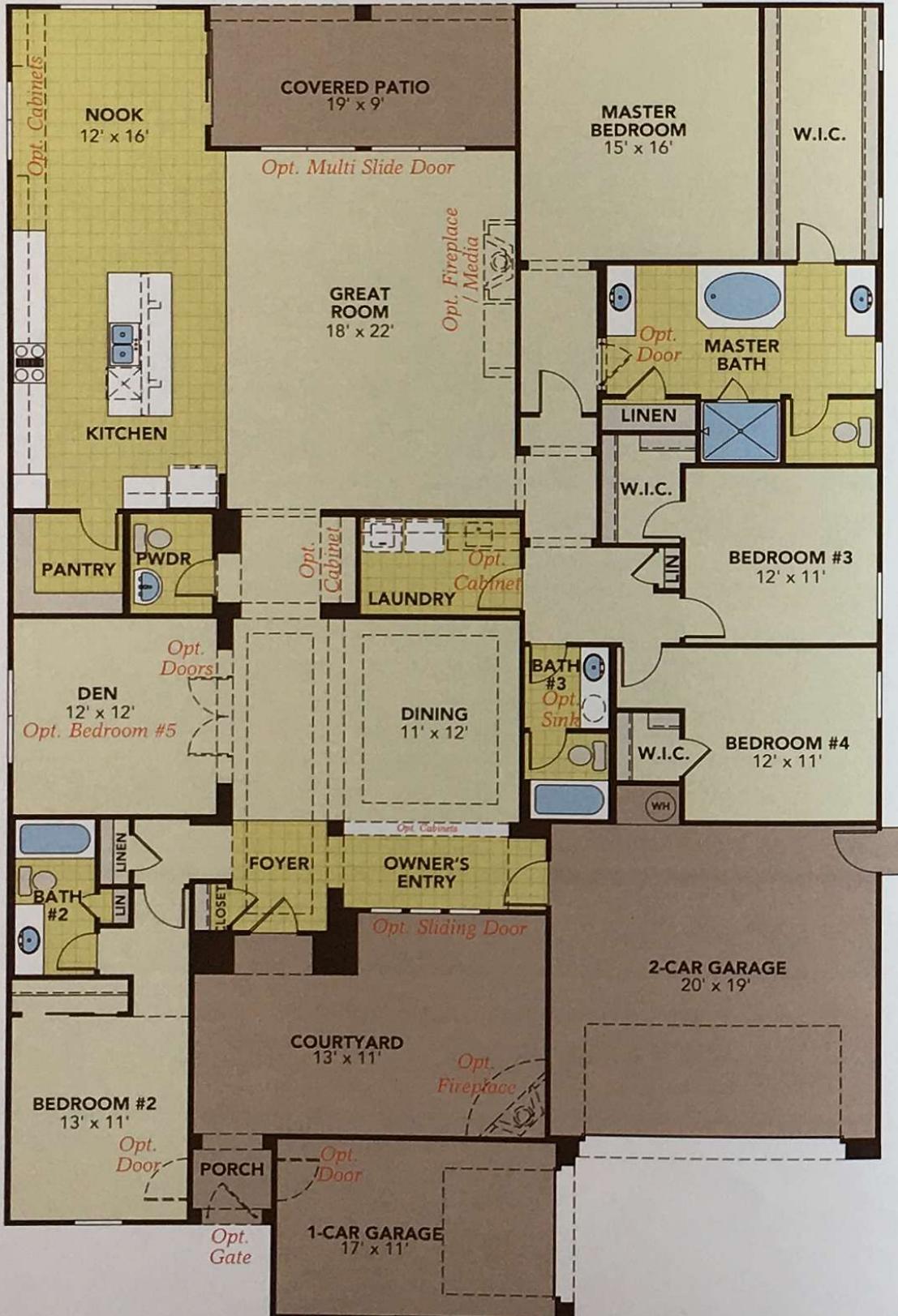
Bedroom #5



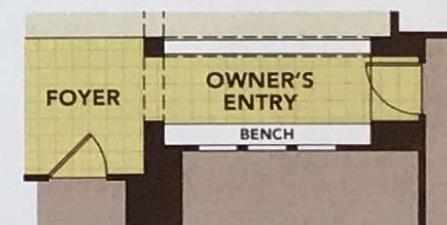
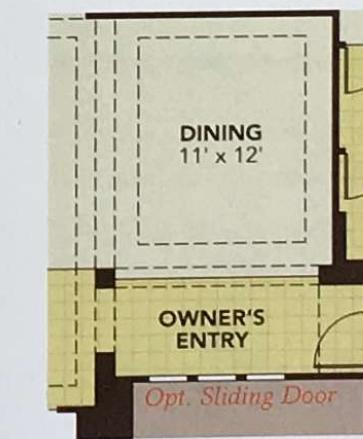
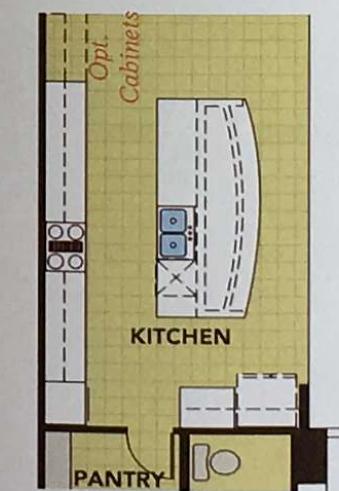
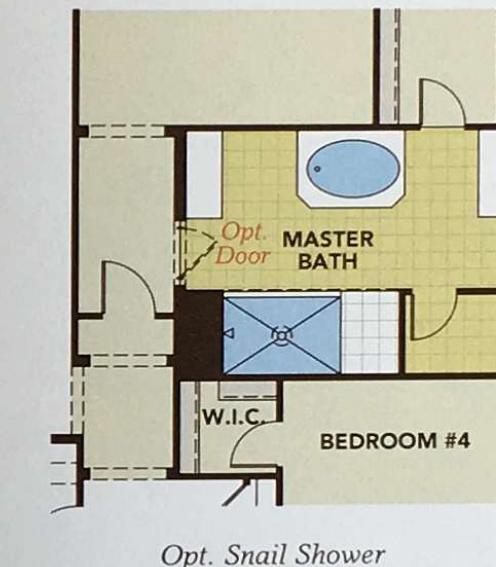
gehanhomes.com



the Almeria | First Floor Plan



the Almeria | Floor Plan Options



the Almeria



Prairie Elevation



Spanish Elevation

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the Crimson



Prairie Elevation

Palazzo at Estrella

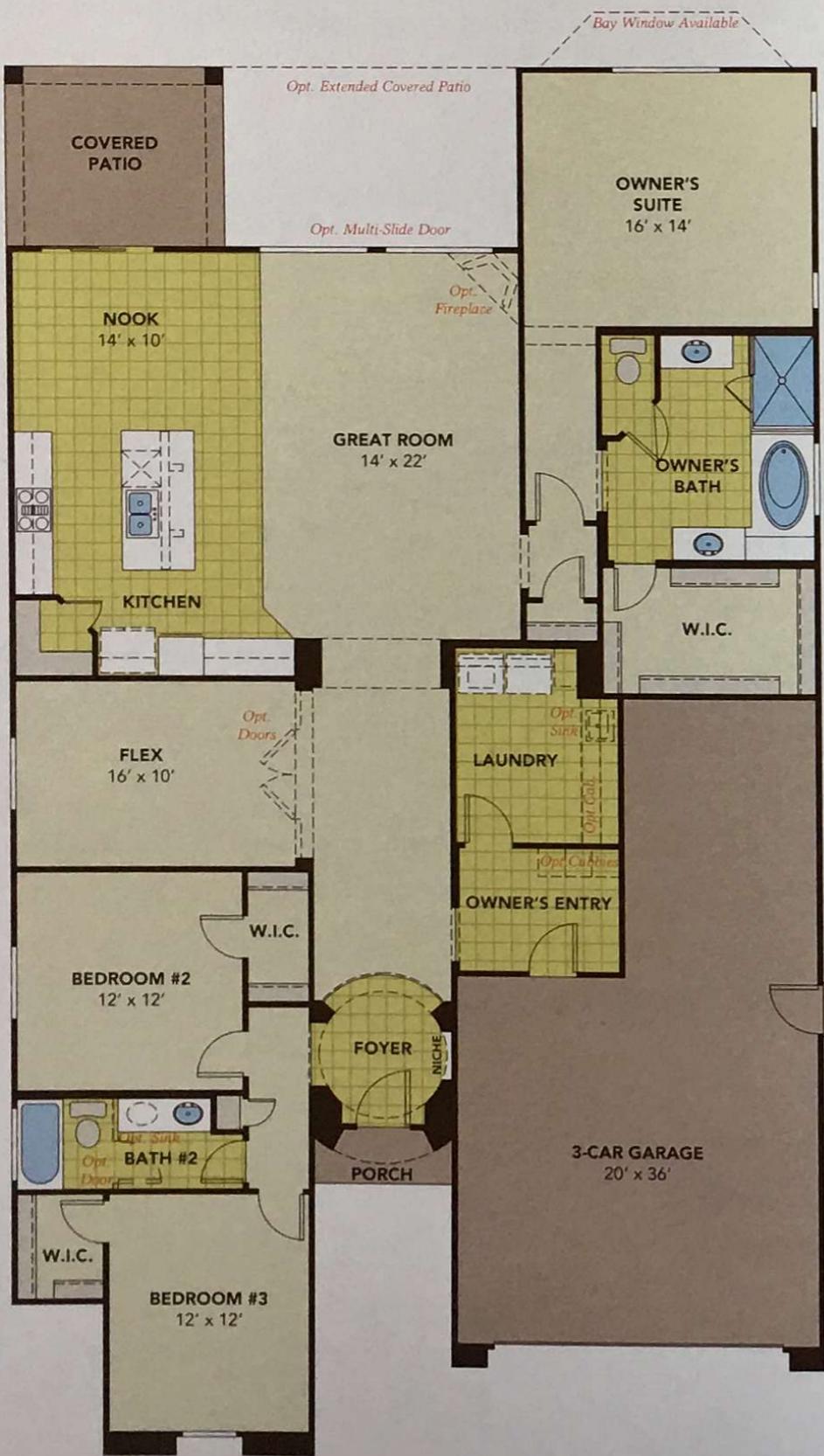
2274 Base Square Feet

Stories:	1	Baths:	2
Bedrooms:	3	Garages:	3

Options

Pocket Office • 4th Bedroom • 5th Bedroom with 3rd Bath
2nd Flex • Powder Bath • Extended Covered Patio

the Crimson | *First Floor Plan*

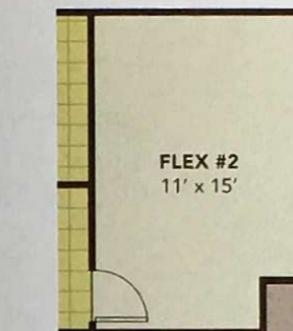


REV Date: 04.11.16

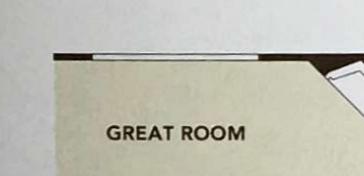
the Crimson | Floor Plan Options



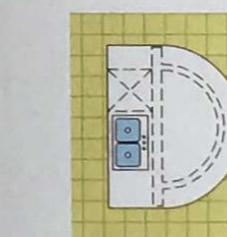
Opt. Bedroom #5 with Bath #3



Opt. Flex #



Opt. Firepla



Opt. Kitchen Island



Opt. Owner's Bath - Snai



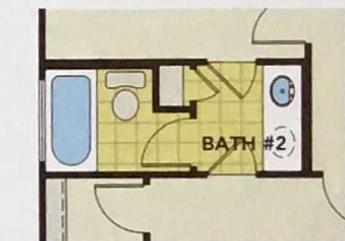
Opt. Pocket Office



Opt. Owner's Batt.



Opt. Powder



Opt. Jack & Jill Bath



Opt. Bedroom #4



Opt. Owner Closet Extension

REV Date: 04.11.1

the Crimson



Ranch Elevation



Spanish Elevation

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the Montoro



Prairie Elevation

Palazzo at Estrella

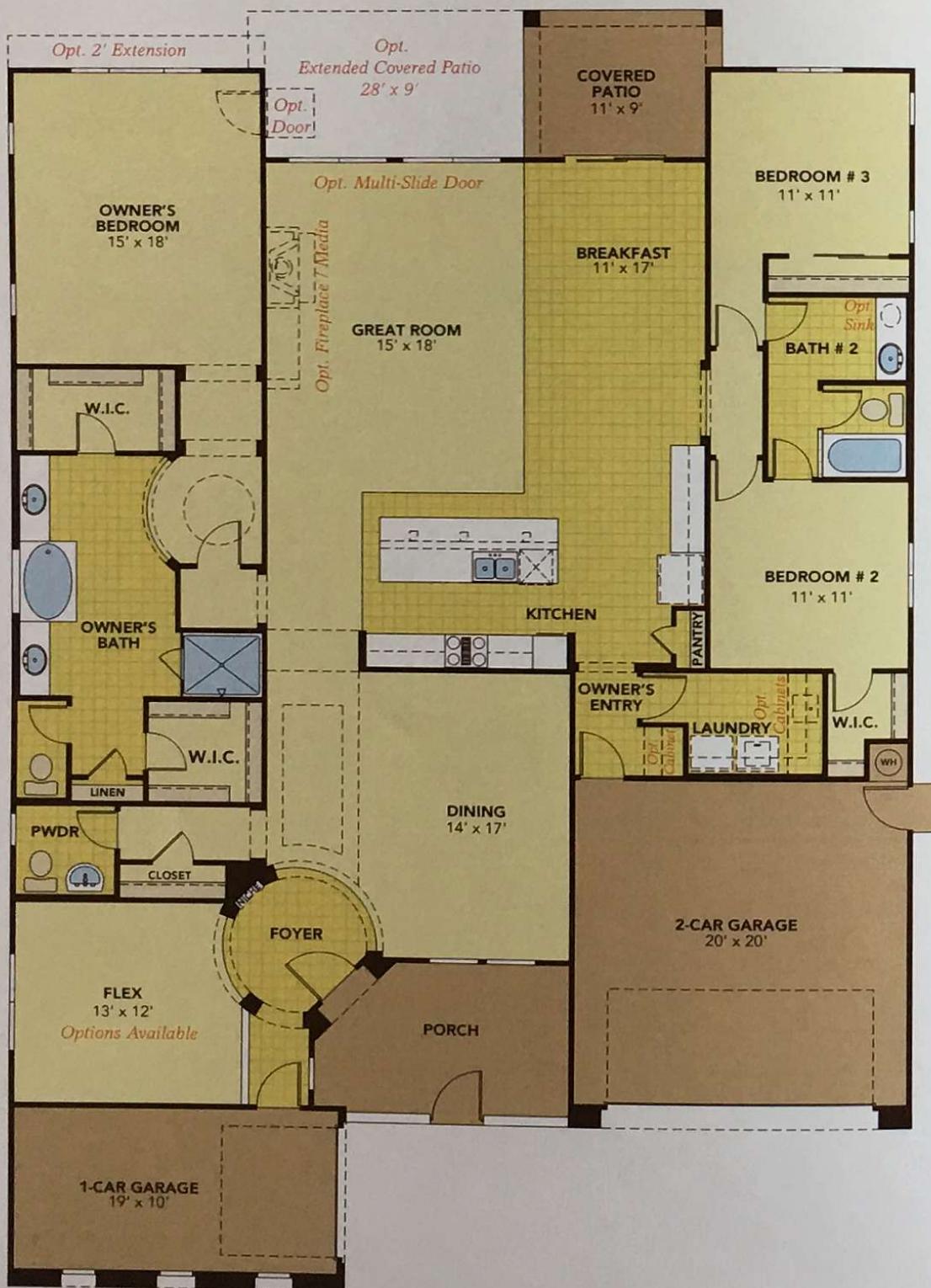
2834 Square Feet

Options

Stories:	1	Baths:	2.5
Bedrooms:	3	Garages:	3

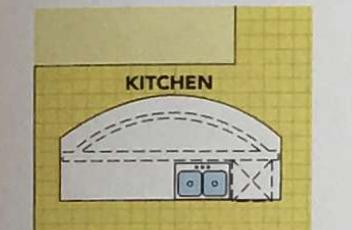
Den • Casita • Bedroom #4 with 3rd Bath
Media / Gameroom • Extended Covered Patio

the Montoro

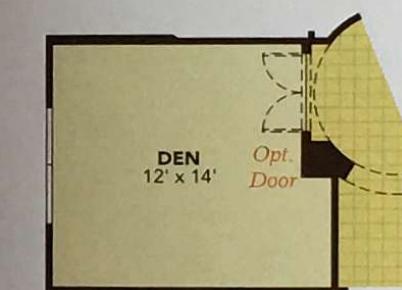


First Floor Plan

the Montoro



Opt. Isla



Opt. De



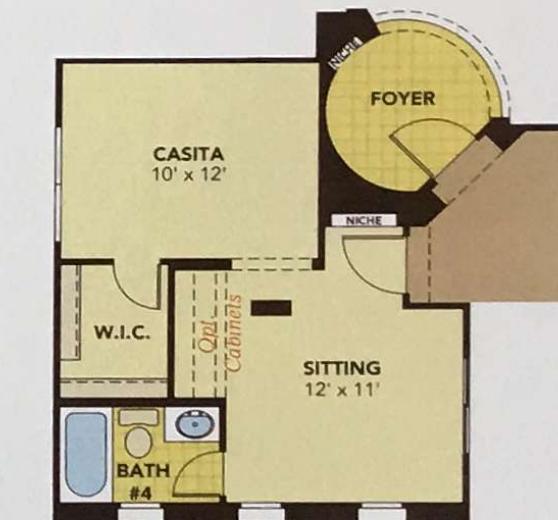
Opt. Casita #



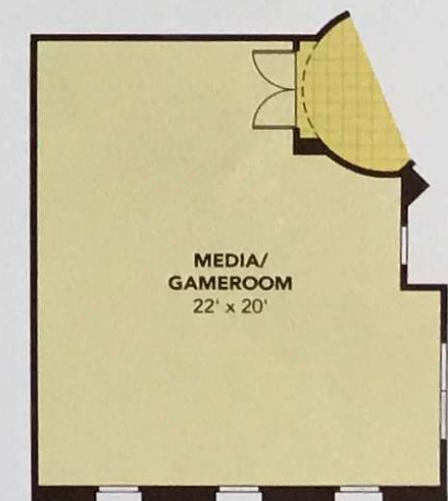
Opt. Snail Showe



Opt. Bedroom # 4 with Bath



Opt. Casita # 2



Opt. Media Room / Gameroom

the Montoro



Ranch Elevation



Spanish Elevation

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YOUR *Builder*

Gehan Homes has a 25-year reputation for building the highest quality homes. We are committed to providing you with superior, personal service and will guide you through every aspect of the buying and building process.



Our newly-launched line up of floor plans feature the latest architectural details and innovations. Our homes showcase classic designs with modern touches that are designed for the way you live.



A Gehan home comes standard with more than you would expect, but we know that in order to make a Gehan home your own, you need options. We offer hundreds of ways to personalize your layout, finishes and features.

Palazzo at Estrella

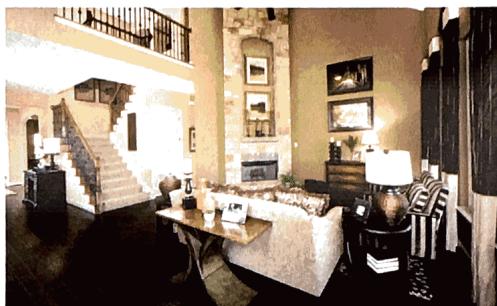
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*The Gehan Homes Difference is Built
Upon These Four Cornerstones:*



Highest Quality

Gehan Homes has a 25-year reputation for building the highest quality homes.



Exceptional Design

Our floor plans are fresh, open, inviting and designed for the way you live.



Personalized by You

We offer hundreds of exclusive design options and room configurations to personalize your home.



A Superior Experience

We provide a superior and professional buying experience and award-winning customer service.

TAB - STAR Awards
Volume Builder of the Year
Best Product Design
Best Interior Merchandising
Best Poolscape
Warranty Service Professional of the Year
Rookie Sales Professional of the Year
Construction Manager of the Year
Sales Manager of the Year
Sales Professional of the Year

Energy Star
Leadership in Housing Award San Antonio



Recent Awards

Builder Magazine
Top 100 Builder List
35th Largest Homebuilder in the U.S.
Fastest Growing Homebuilder in the U.S.

San Antonio Parade of Homes
Best Water Feature
Best Exterior Entertainment Area

Houston's Best PRISM Award
Best Product Design
Best Interior Merchandising
Best Website
Best Brochure

Buy New

BUY SMART

Top 7 Smart Reasons to Buy a New Home



Energy SMART - New homes are built with the latest in energy saving technologies - **energy efficient** HVAC systems, windows with E3 glazing, water-conserving fixtures and radiant barrier roofing - to name a few. Our new homes **use less energy** than a typical used home, saving you money every month.

Live SMART - A new home is **a new start**. When you build **a new home**, you enjoy modern amenities, more open spaces, updated schools and a newer community.

Save SMART - A new home allows you to **spend less** on maintenance and repairs. Old appliances, water heaters and roofs are expensive to replace. Enjoy the savings and **peace of mind** that comes with a home full of new products.

Design SMART - New homes allow you to **customize** your home the way you want and feature the latest design trends - open floor plans, high ceilings, large closets and smart use of space that reflect **the way you live** today.

Feel SMART - Your new home will feature all new products, that are under **warranty**. These latest designs and building materials will offer you worry-free comfort. A new home allows you to enjoy peace of mind knowing **you are covered**.

Start SMART - When you build a new home, you are building your dream, rather than living in someone else's creation. You choose the options, finishes and colors that suit your style and enjoy living in a home that was **Designed for Your Life**.

Build SMART - Today's new homes meet more stringent standards. Higher indoor air quality, **better construction** and stricter energy-efficiency requirements mean that when you buy new, **you build smart**.