



L I F E O P E N S U P .

Inspire at Estrella

For additional YourPlan™ Details See Our Website @ www.sheahomes.com

	SQ FT	ARCHITECTURAL STYLE	BASE PRICE
Captivate 4092 4 Bedrooms / 2 Baths Great Room/Dining Room/ Flex Room Opt. Den/ Opt. Expanded Master Suite 2 Car Garage	2,086	Early Spanish (A) Modern Prairie (B) Ranch Hacienda (C)	\$265,990 \$273,990 \$269,990
Compel 4591 3 Bedrooms / 2 Baths / Single Story Great Room/ Dining Room/ Flex Room Game Room/ Opt. 4th BR with Bath 3/ Opt. Den 2 Car Garage plus Shop/ Opt. 3-Car Tandem	2,472	Early Spanish (A) Ranch Hacienda (C) Modern Bungalow (D)	\$274,990 \$276,990 \$283,990
Indulge 4592 4 Bedrooms / 3 Baths / Single Story Great Room/ Dining Room/ Flex Room Opt. 5th BR/ Opt. Den 2 Car Garage plus Shop/ Opt. 3-Car Tandem	2,543	Early Spanish (A) Modern Bungalow (D)* Modern Farmhouse ('E)	\$280,990 \$289,990 \$287,990
Spark 4593 4 Bedrooms / 3.5 Baths / Two Story Great Room/ Dining Room/ Flex Room Game Room/Opt. 5th BR/ Opt. Den 3 Car Tandem Garage	2,943	Ranch Hacienda ('C) Modern Bungalow (D) Modern Farmhouse ('E)	\$304,990 \$308,990 \$307,990
Excite 4594 4 Bedrooms / 3.5 Baths / Two Story Great Room/ Dining Room/ Flex Room Game Room/ Loft/ Opt. 5th BR/ Opt. Den 2 Car Garage & 1 Car Split-Garage	3,351	Early Spanish (A) Modern Prairie (B)* Modern Bungalow (D)	\$324,990 \$331,990 \$331,990

Centric Lifestyle Space	Electric Appliances Included in base	Gas Appliances
Outdoor-centric	\$1,000	\$1,000
Entertainment-centric	\$2,000	\$3,000
Kitchen-centric	\$5,000	\$6,000

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.

*Base prices listed are for the standard Outdoor-centric lifestyle space only.

Community Representative: Cara Manhardt

Location: 12105 S. 185th Ave, Goodyear, AZ 85338 (Estrella Parkway & Elliot Road)
 Open: Fri 12-6pm; Sat - Thu 10am-6pm;
 Telephone: (480) 367-3655 Fax: (480) 269-9111
cara.manhardt@sheahomes.com
www.sheahomes.com

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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Prices, plans and specifications are subject to change without prior notice. Initial Pricing 04/19/17

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BY SHEA HOMES

Luxury Features



Construction Features

- Environments For Living- Platinum Level Construction
- Vinyl, Low-E windows and sliding glass doors (incl. French doors)
- Sand Finish 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
- 8' interior door at Master Bedroom
- 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
- Painted Mission stair railings at two story homes
- Simpson Strong Tie connection hardware
- Dramatic and efficient 10' flat ceilings
- Conduit for future R.O. system at kitchen sink
- Post-tensioned foundations

Quality Electrical Features

- Recessed lighting fixtures in kitchen, hallways and entrances
- 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
- GFI electric outlets in bathroom, garage, patio & front entry
- CFL Bulbs included with all recessed cans and ceiling mount light fixtures

Dramatic Exteriors

- Sectional insulated garage doors to coordinate with exterior theme
- Large covered patios with stucco columns and beams
- Unique and distinctive architectural designs
- Finished 2 or 3 car garages - per plan
- Hand applied sand finish stucco - per architectural design
- Color thru concrete roof tile
- Choices from a rich exterior color palette
- One 3" PVC sleeve under drives for future landscape systems
- Masonry block fence enclosing rear yard & cedar/wrought 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 *

- Exclusive Shea3D™ living space configurations
- Solar panels available for purchase
- "Solar-Ready" package
- Gas available for cooktop & dryer
- Garage service door
- Upgraded granite or engineered stone kitchen countertops
- Customization of Stereo, Security, and structured wiring options
- Washer, Dryer and Refrigerator
- Upgraded door hardware and bath accessory colors
- Two-tone interior paint packages
- Upgraded master closet system
- 8' interior doors
- Coach lights to coordinate with exterior themes
- Paver driveways, entry walks, porch, patio

Designer Kitchens

- Stainless Steel appliances
- Functionally designed kitchens with convenient accessories
- 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
- Center island workstation or eating bar as featured
- Delta chrome faucet with side sprayer

Elegant Baths

- Delta Lahara chrome plumbing fixtures at all baths
- Cultured marble vanity tops with integral sinks and square edge
- 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 walk-in showers at Master Baths - per plan
- High efficiency faucets, toilets, and shower heads at baths

● SEE SALES ASSOCIATE FOR ADDITIONAL INFORMATION

* SOME OPTIONS MAY REQUIRE A NON-REFUNDABLE DEPOSIT



Homes designed around your lifestyle.

Sales Office

Inspire at Estrella

12105 S. 185th Avenue
Goodyear, AZ 85338
Estrella Parkway, South of Elliot Rd Phone: (480) 367-3655
Email: info@sheahomes.com

www.sheahomes.com

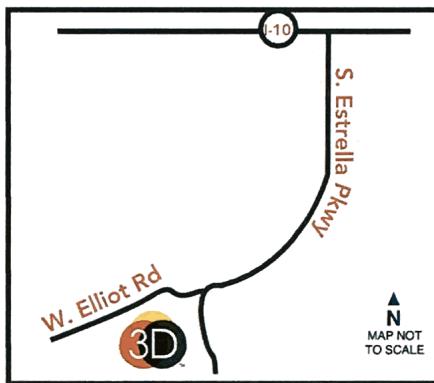
Office Hours

Friday 12-6pm
Saturday through
Thursday 10am-6pm

Inspire Series YourPlans™:

Create your perfect home by tailoring your primary living space to match your unique lifestyle. With Shea3D's patent-pending YourPlans™ you choose the placement of your kitchen as well as dining, entertainment, outdoor and other living areas to design a home that perfectly matches how you live.

Location and Directions



From the I-10, exit Estrella Parkway south. Continue for several miles and go past Elliot Road. Just beyond the Estrella Information Center, take a right on San Miguel. Go left on Westar Drive and a right on 185th Ave to the models.



4092 Captivate

4 Bedrooms, 2 Bath
2,086 sq ft
From the \$260,000s
This luxurious single level home offers the open layout with the potential for four oversized bedrooms and two baths. The well-appointed master suite and deluxe shower, oversized garage, impressive laundry room and welcoming patio are just a few of the reasons you'll love this home.

4591 Compel

3 Bedrooms, 2 Bath
2,472 sq ft
From the \$270,000s
The versatility of this home beckons! This open, single-story plan features a courtyard entry, up to four bedrooms, adaptable space and a garage shop. It is accommodating and all about form and function. You'll love the master suite with super shower. Relax in the front courtyard or on the covered patio.

4592 Indulge

4 Bedrooms, 3 Bath
2,543 sq ft
From the \$270,000s
Space, storage, and quiet escapes define this appealing one-story home. This split floor plan can convert to up to five bedrooms and has plenty of storage and workspace built in. The front courtyard brings the outdoors in, while providing a peaceful sanctuary.

4593 Spark

4 Bedrooms, 3.5 Bath
2,942 sq ft
From the \$300,000s
An inviting porch greets you and your guests as you enter this two-story dream. This home features up to two downstairs "GenSpace" bedrooms great for guests, teenagers, or grandparents. You'll find room for everyone and enjoy making the most of your flexible spaces that let you choose how to live.

4594 Excite

4 Bedrooms, 3.5 Bath
3,351 sq ft
From the \$320,000s
You've never seen a home like this before. An impressive master suite, courtyard entry, split three-car garage, up to five roomy bedrooms, game room/loft, and upstairs laundry room big enough to double as a hobby room make this one of our most innovative, inviting and friendly homes.



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Live the difference.®

Map not to scale. Artists conception only, some variations will occur. *Common areas will vary - see Community Representative for detailed landscaping information. 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 4/16.



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YourPlan: Captivate 4092



Early Spanish



Modern Prairie



Ranch Hacienda

Plan Features

From the moment you step foot inside, you'll be inspired to live, work, and play here. This large, luxurious single level home offers the open layout you are looking for with the potential for four oversized bedrooms and two baths. The well-appointed master suite and deluxe shower, oversized garage, impressive laundry room and welcoming patio are just a few of the reasons you'll love this home.

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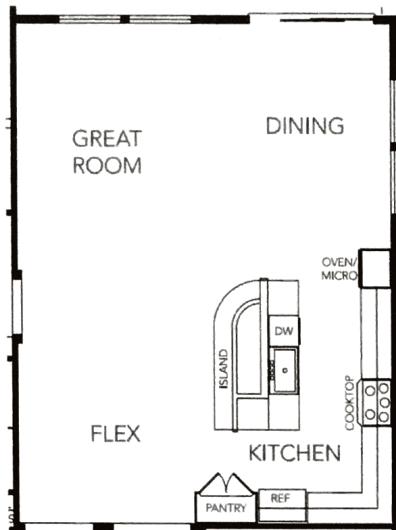


YourPlan: Captivate 4092

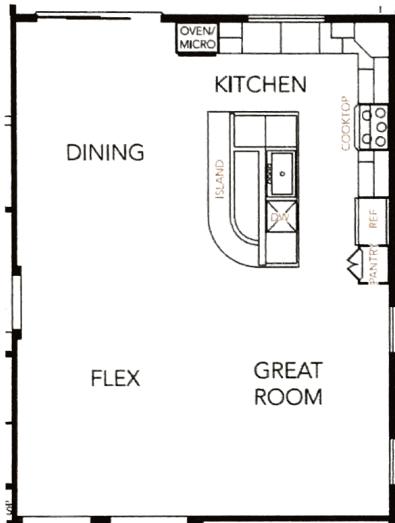
4 Bedrooms, 2 Baths

2,086 Square Feet

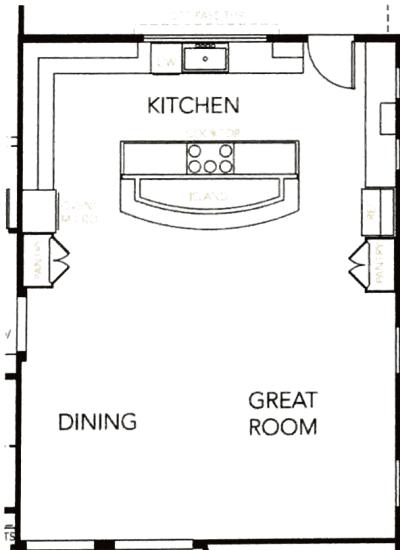
All Shea3D YourPlans™ are patent pending and copy right protected



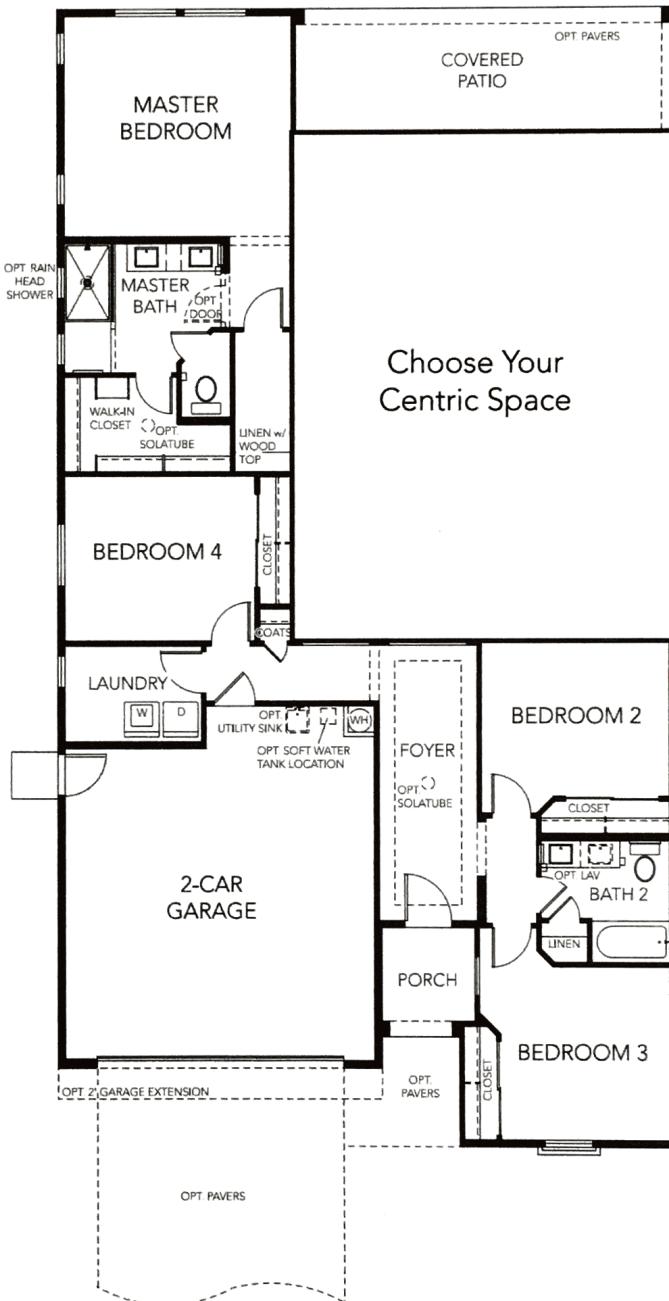
Outdoor-Centric



Entertainment-Centric



Kitchen-Centric



Choose Your
Centric Space

shea **3D**

LIFE OPENS UP.™

INNOVATION BY

Shea
HOMES®

Floor plans and renderings are artist's conception based on preliminary information. All square footages and measurements are approximate. In an effort to improve our homes, Shea Homes reserves the right to change features, prices or plans without notice. Windows and doors may vary per elevation. Sales by Shea Homes Marketing Company (AZ DRE #C0550381000), 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 2/16



Inspire at Estrella



YourPlan: Compel 4591



Early Spanish



Ranch Hacienda



Modern Bungalow

Plan Features

The versatility of this home

beckons! Use your

imagination. This open,

single-story plan features a

courtyard entry, up to four

bedrooms, adaptable space

and a garage shop. It is

accommodating and all about

form and function. You'll love

the master suite with super

shower, and love deciding

how best to use your spaces.

Relax in the front courtyard or

on the covered patio, the

choice is yours.



Inspire at Estrella



YourPlan: Indulge 4592



Early Spanish



Modern Bungalow



Modern Farmhouse

Plan Features

Space, storage, and quiet escapes define this appealing one-story home. This split floor plan can convert to up to five bedrooms and has plenty of storage and workspace built in. The front courtyard brings the outdoors in, while providing a peaceful sanctuary. This home is the perfect combination of luxury living and soothing retreat.