

2,760-4,058 SQ FT   Mesa, Arizona   Luxury Homes

FLOOR PLAN	DESCRIPTION	LEVELS	SQ FT	ELEVATION	PRICE
RESIDENCE ONE	4 Bedrooms	One	2,760	Spanish	\$400,900
	2.5 Baths Great Room Dining/Opt Den 4-Car Garage			Desert Ranch	\$403,900
RESIDENCE TWO	3 Bedrooms	One	2,863	Spanish	\$402,900
	2.5 Baths Great Room Dining/Opt Den 3-Car Garage			Desert Ranch	\$407,900
RESIDENCE THREE	5 Bedrooms	Two	3,713	Spanish	\$457,900
	3.5 Baths Great Room Dining Room Living Room 5-Car Garage			Desert Ranch	\$463,900
RESIDENCE FOUR	4 Bedrooms	Two	4,058	Spanish	\$452,900
	3.5 Baths Great Room Loft Dining Room Living Room 3-Car Garage			Desert Ranch	\$458,900



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**QUALITY NEIGHBORHOOD FEATURES**

Located in desirable Desert Uplands of northeast Mesa  
Gated community consisting of 20 homesites  
Easy access to 202 Red Mountain Freeway  
Lots averaging over 12,000 SF  
Four distinctive floor plans with 3-5 bedroom options  
Generous storage with up to a 5 car garage  
NEW CONSTRUCTION priced at a GREAT VALUE

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**BEAUTIFUL EXTERIORS**

Professionally colorized exterior schemes  
Designer garage coach lights  
Spanish style with accent tiles, brick, and s-tile roof  
Desert Ranch style with stone and s-tile roof  
Sand finish stucco exteriors  
Decorative 3'6" wide and 8' tall entry door  
Paver drives and walks

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**DISTINCTIVE INTERIORS**

Dramatic 10' high ceilings  
Open great rooms for entertaining  
Brushed nickel plumbing fixtures  
Large master suites with oversized walk-in closets  
8' raised panel interior doors  
18' x 18' ceramic tile at wet areas  
Satin nickel lever interior door hardware  
4-1/4" interior baseboards with 3-1/2" door casing

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**LARGE KITCHENS**

Spacious kitchen layout open to great room  
Whirlpool Gold appliances with standard 36" GAS cooktop  
Maple cabinetry with 42" uppers  
Built-in wall oven and microwave  
Granite countertops with abundant prep areas  
Decorative lighting and ample recessed can lights  
Large pantries with extra storage  
Kitchen island with considerable prep area  
Stainless steel double basin undermount sink

**ELEGANT BATHS**

Oversized owner's baths  
Large walk-in showers with thickened frameless glass  
Maple cabinets with executive height vanity  
Moen Brantford bath accessories and plumbing fixtures  
Frameless medicine cabinets in full baths  
42' high plate glass mirrors  
Upgraded elongated toilets  
Designer light fixtures in satin nickel

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**QUALITY CONSTRUCTION FEATURES**

2 x 6 framing in exterior walls  
Post tension slab construction  
AQUAPEX plumbing system  
Copper wiring to all 100V circuits  
Hard-wired smoke detectors  
Pre-wired for structured wiring  
Integral color masonry boundary walls  
3 - 5 car garages with finished interiors  
1 year workmanship and material warranty

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**ENERGY SAVING FEATURES**

Energy Star V3 Certified New Homes  
Open cell FOAM insulation in walls and ceiling  
WiFi enabled programmable thermostat  
14 SEER air conditioner  
Energy efficient natural gas furnace  
80% CFL lighting  
50-gallon energy efficient gas hot water heater  
Dual pane Low-E Vinyl windows with screens  
HERS scores at 60 or below  
Watersense Qualified

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**SALES BY LYS PROPERTIES LLC**

P 480 519 5128





MORADA

# PORCHLIGHT HOMES

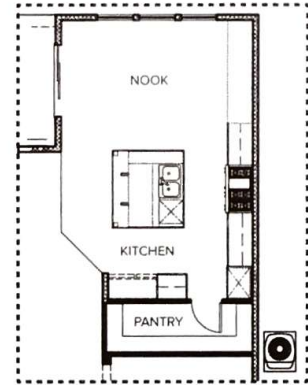
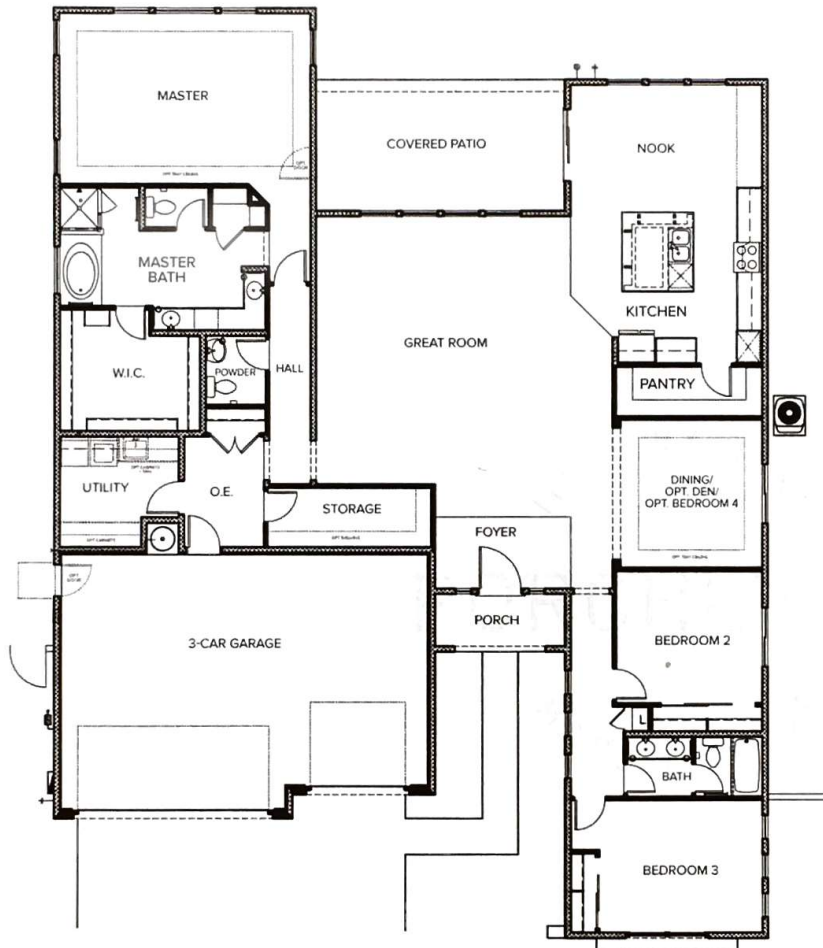
RESIDENCE  
TWO

3 Bedrooms   2.5 Baths   2,863 SQ FT   3-Car Garage



7624 East Kramer Street   Mesa, AZ   P 480 519 5128   [porchlighthomes.com](http://porchlighthomes.com)

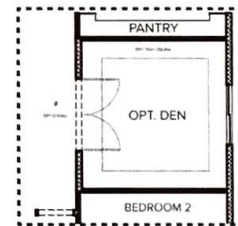
3 Bedrooms 2.5 Baths 2,863 SQ FT 3-Car Garage



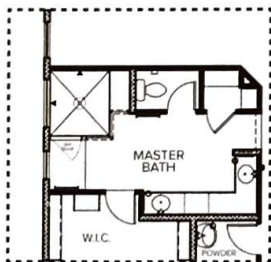
OPTIONAL  
GOURMET KITCHEN



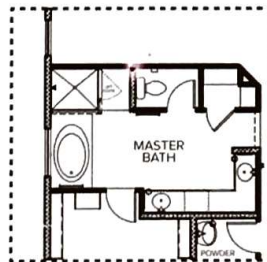
OPTIONAL  
BUTLER PANTRY



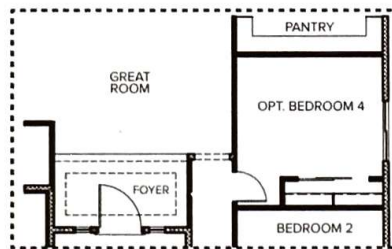
OPTIONAL  
DEN I/O DINING



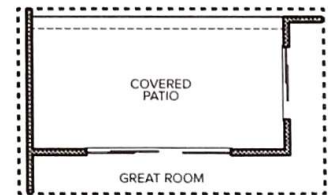
OPTIONAL DELUXE  
MASTER BATH



OPTIONAL  
EXTENDED SHOWER



OPTIONAL  
BEDROOM 4 I/O DINING



OPTIONAL  
MULTI SLIDE DOOR