

# NORTHERN ✦ FARMS ✦

# Northern Farms

## FACT SHEET

### GENERAL INFORMATION

17066 W. Seldon Ln., Waddell, AZ 85335

(623) 321-5091

Sales Office Hours:

Open Monday, 1pm – 6pm & Tuesday – Sunday, 10am – 6pm

Total Number of Homes: 255

### HOA DUES

Residents will be part of the Northern Farms Community HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are \$80/month.

### ESTIMATED PROPERTY TAXES

The estimated effective tax rate is approximately 0.8%.

### LENDING PARTNER

**LANDSEA<sup>®</sup>**  
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(888) 577-5977

[getapproved@landseamortgage.com](mailto:getapproved@landseamortgage.com)

### AMENITIES

Sport Court

Park

Walking Trails

### SCHOOLS

Dysart Unified School District

#### Elementary School (K – 8)

Mountain View School

18302 W. Burton Ave., Waddell, AZ 85355

(623) 876-7450

#### High School (9 – 12)

Shadow Ridge High School

10909 N. Perryville Rd., Surprise, AZ 85388

(623) 523-5100

# Unique Features


Outdoor Spaces

High Performance  
Homes

LiveFlex<sup>®</sup> Rooms

REME HALO<sup>®</sup>

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# Northern Farms

## HIGH PERFORMANCE HOMES

Enhancing your home's comfort and convenience while saving money and preserving natural resources.

- Home Automation Supported by Apple® Technology
- Energy Savings
- Sustainability
- Healthy Lifestyle Features

See HPH brochure for details



## REFINED INTERIORS

- 9' First-Floor Ceiling Height
- 12" x 12" Ceramic Tile at Entry, Kitchen, All Bathrooms and Laundry Room
- 4" Baseboards Throughout
- Ceiling Fan Pre-Wire at Great Room and Primary Bedroom
- Two-Panel Interior Doors
- Kwikset® Door Hardware with Entry Deadbolt and Smart Lock
- Cat 6 Wiring at Great Room and Primary Bedroom
- Structured Wiring Enclosure
- Doorbell Camera Pre-Wire
- Three (3) Wireless Smart Switches
- Wireless Access Point
- Apple® HomePod mini®

## KITCHENS FOR LIVING

- Stained-Wood Cabinets with 36" Uppers
- Granite Slab Countertops
- Kitchen Island
- Stainless Steel Kitchen Sink
- Chrome Pullout Kitchen Faucet
- Samsung® Stainless Steel Energy-Saving Appliances: 30" Electric Range, Microwave/Hood Combo and Dishwasher
- One (1) USB Combo Receptacle

## LUXURIOUS BATHROOMS

- Spacious Walk-In Closet at Primary Suite
- Executive-Height Vanity at Primary Bathroom
- Double Sinks at Primary Bathroom
- Cultured Marble Countertops
- Private Water Closet
- Elongated Toilet
- Frameless Mirrored Medicine Cabinet

## ENERGY-SAVING FEATURES

- ENERGY STAR® Certified Homes
- Energy-Saving LED Lighting
- ENERGY STAR® Rated Kitchen Appliances
- Honeywell® Wi-Fi Digital Thermostats
- R-38 Ceiling/R-15 Exterior Wall Insulation
- Dual-Pane Low-E Windows with Vinyl Frames
- High-Efficiency Air Conditioner
- EPA WaterSense® Low-Flow Plumbing Fixtures

- Building Performance Sealant at Windows, Doors and Exterior Walls

## QUALITY CONSTRUCTION FEATURES

- REME HALO® Whole Home Air Purifier
- 50-Gallon Water Heater
- Post-Tension Slab Foundation
- Radiant Barrier Roof Sheathing
- Fully Finished Garage
- Wi-Fi Garage Door Opener with Two (2) Remotes
- Sherwin-Williams® Low-VOC Paint
- Front Yard Desert Landscaping with Automatic Watering System

## ADDITIONAL OPTIONS

- LiveFlex® Option Package
- Gourmet Kitchen
- Garage Service Door
- Primary Bathroom Configurations
- Design Center Upgrades: Appliances, Cabinetry, Countertops, Door Hardware, Flooring, Lighting, Window Coverings and More

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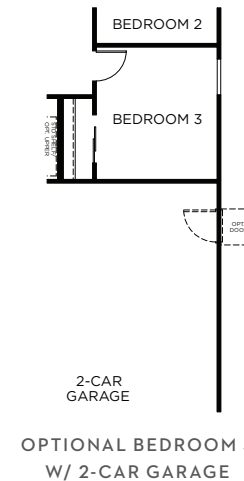
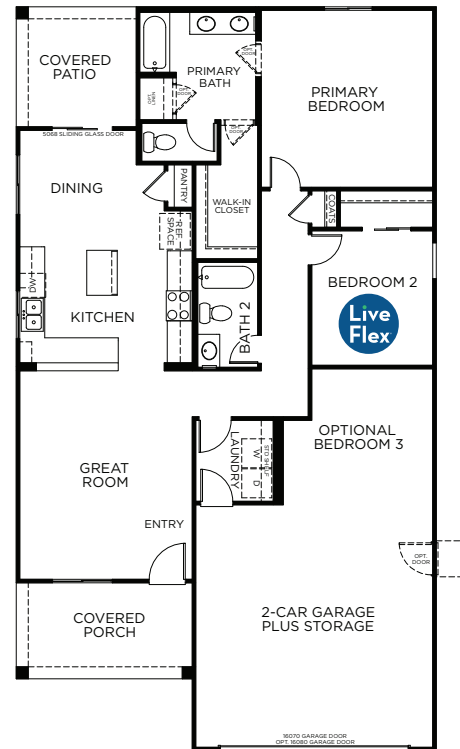
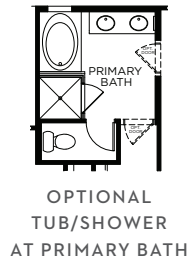
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# Northern Farms

PIMA

1,315 Sq. Ft. • 2 – 3 Bedrooms • 2 Bathrooms • 2.5-Car Garage



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PIMA

1,315 Sq. Ft. • 2 – 3 Bedrooms • 2 Bathrooms • 2.5-Car Garage



## SPANISH ELEVATION

Shown with optional coach lights



## CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



## DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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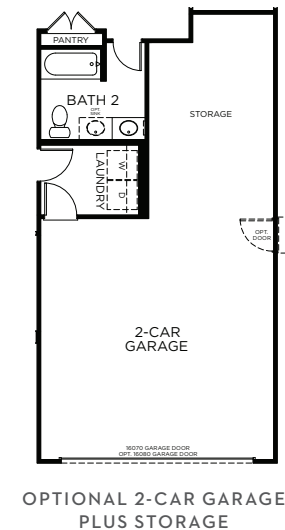
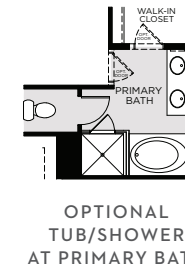
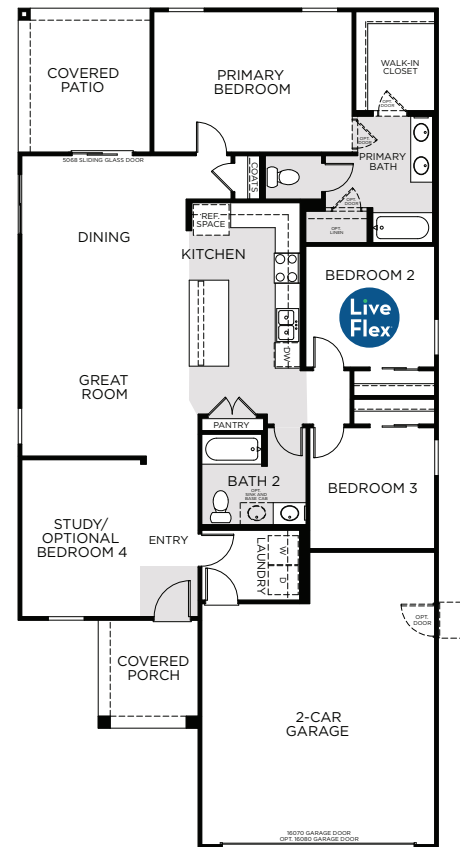
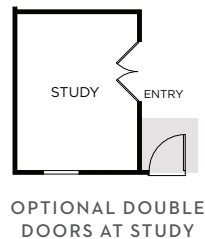
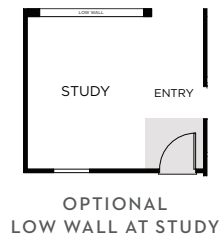
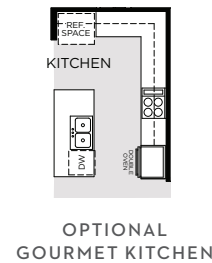
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# Northern Farms

## MADERA

1,580 Sq. Ft. • 3 – 4 Bedrooms • 2 Bathrooms • 2-Car Garage



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## MADERA

1,580 Sq. Ft. • 3 – 4 Bedrooms • 2 Bathrooms • 2-Car Garage



### SPANISH ELEVATION

Shown with optional coach lights



### CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



### DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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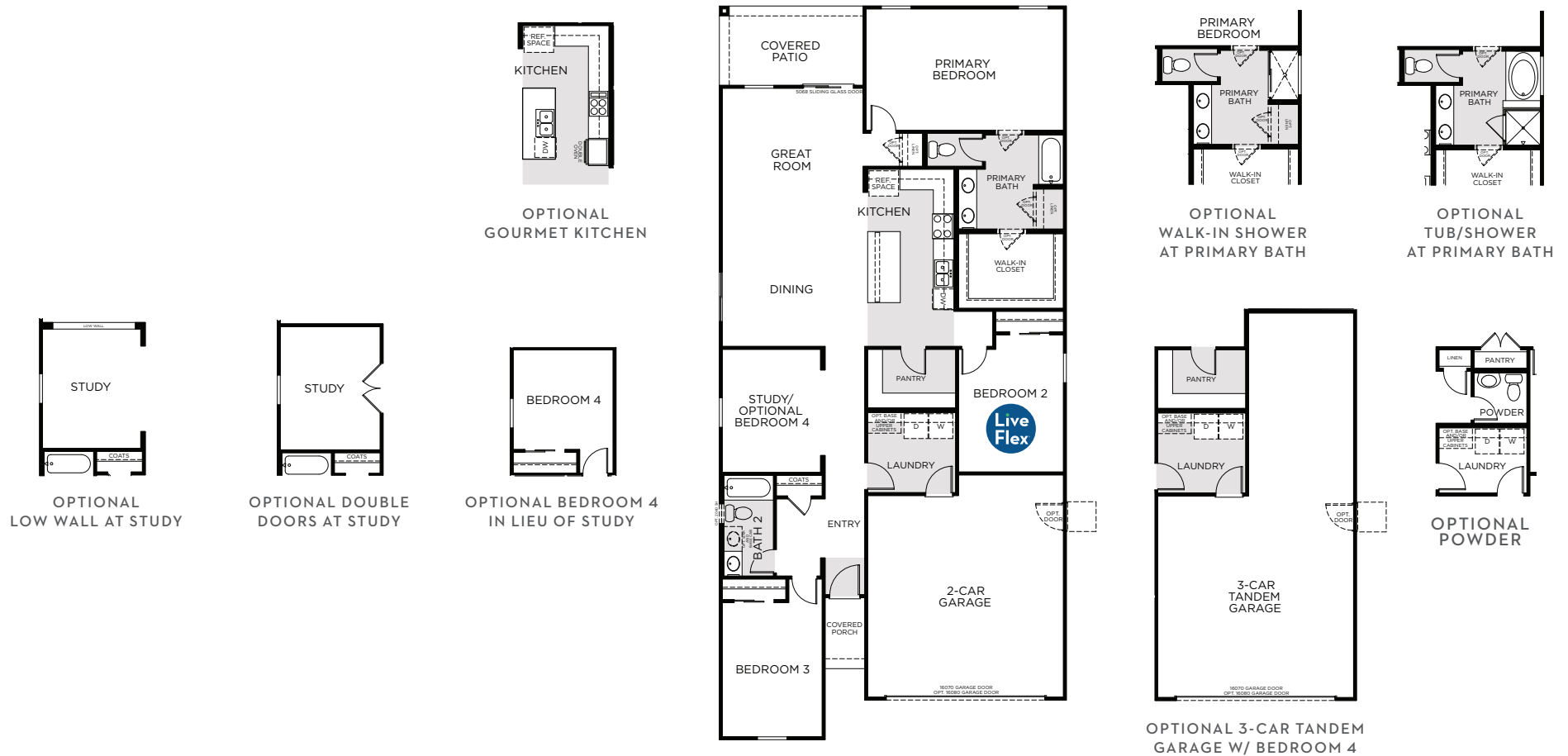
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# Northern Farms

## SABINO

1,897 Sq. Ft. • 3 – 4 Bedrooms • 2 – 2.5 Bathrooms • 2-Car Garage



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## SABINO

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### SPANISH ELEVATION

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### CRAFTSMAN ELEVATION


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### DESERT PRAIRIE ELEVATION

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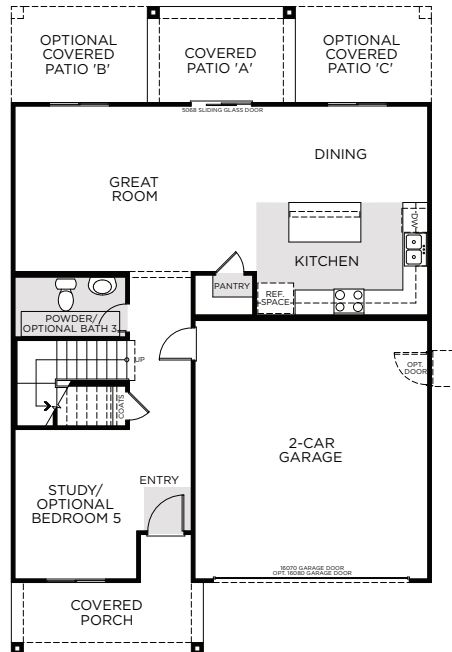
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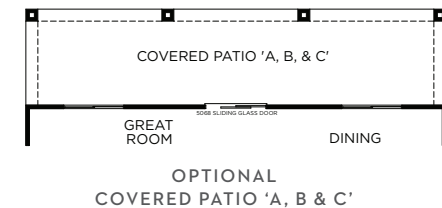
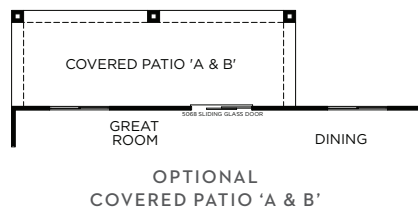
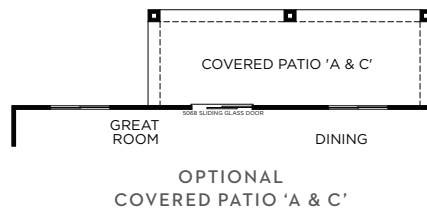
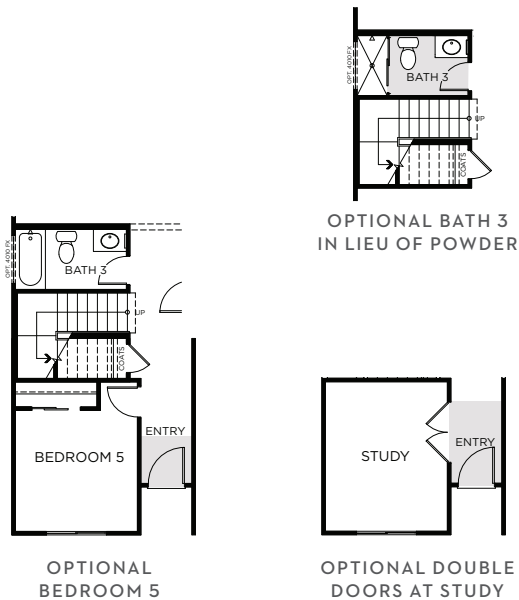
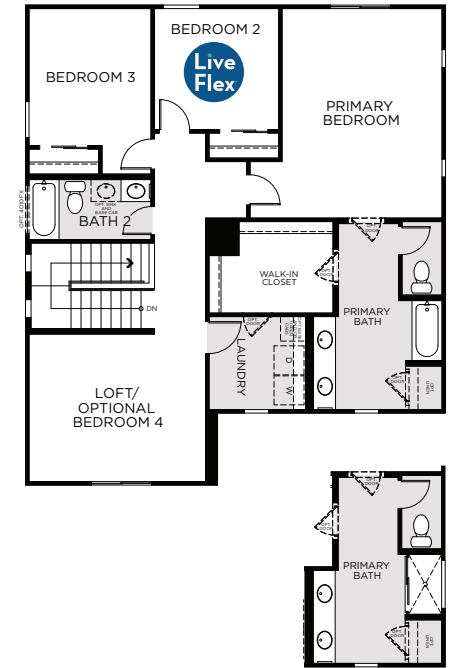
## ANTELOPE

2,162 Sq. Ft. • 3 – 5 Bedrooms • 2.5 – 3 Bathrooms • 2-Car Garage

### FIRST FLOOR



### SECOND FLOOR



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## ANTELOPE

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Shown with optional coach lights



### CRAFTSMAN ELEVATION


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### DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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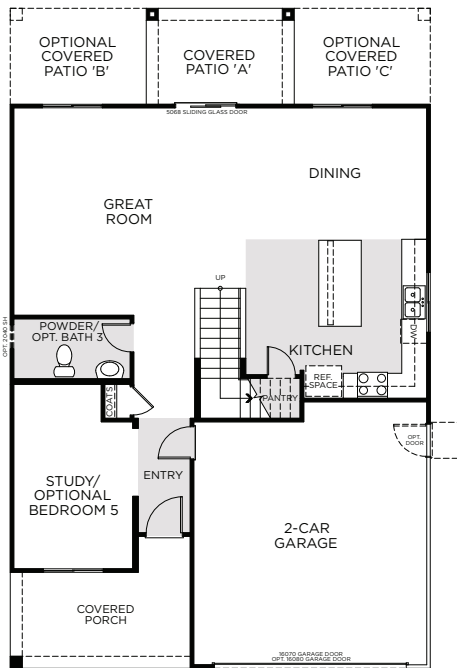
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# Northern Farms

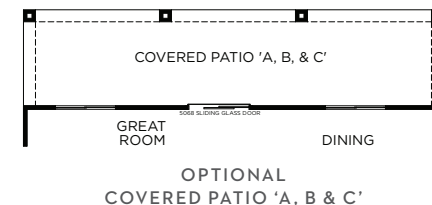
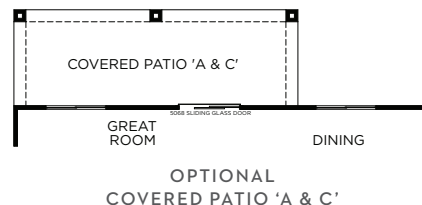
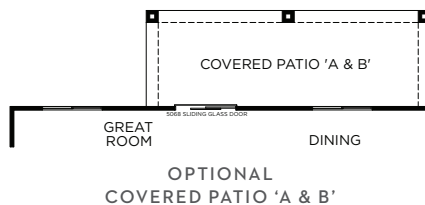
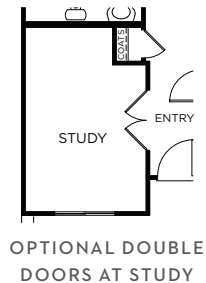
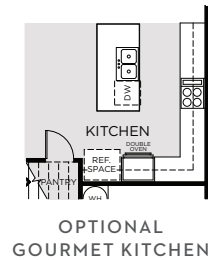
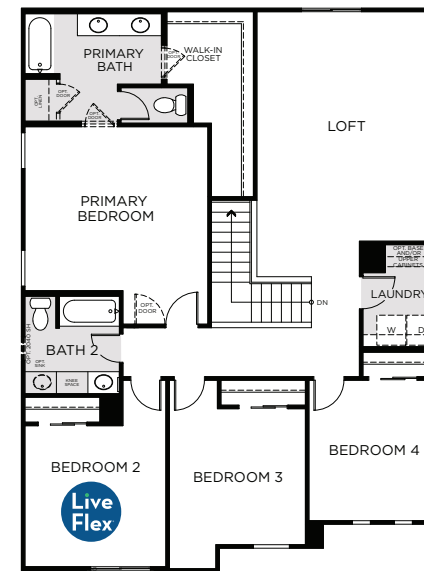
## ASPEN

2,624 Sq. Ft. • 4 – 5 Bedrooms • 2.5 – 3 Bathrooms • 2-Car Garage

### FIRST FLOOR



### SECOND FLOOR



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# Northern Farms

## ASPEN

2,624 Sq. Ft. • 4 – 5 Bedrooms • 2.5 – 3 Bathrooms • 2-Car Garage



### SPANISH ELEVATION

Shown with optional coach lights



### CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



### DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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# Northern Farms

## COTTONWOOD

2,786 Sq. Ft. • 4 – 6 Bedrooms • 2.5 – 3 Bathrooms • 2-Car Garage



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# Northern Farms

## COTTONWOOD

2,786 Sq. Ft. • 4 – 6 Bedrooms • 2.5 – 3 Bathrooms • 2-Car Garage



### SPANISH ELEVATION

Shown with optional coach lights



### CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



### DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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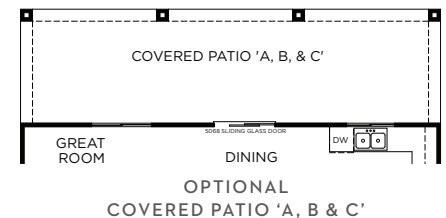
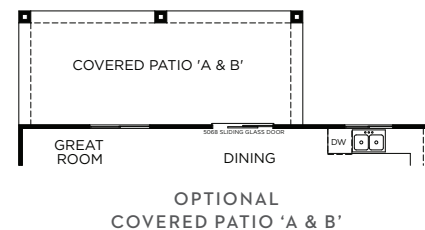
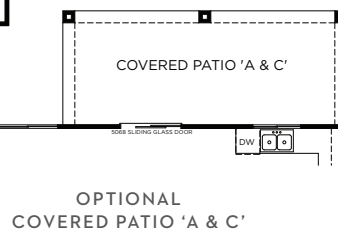
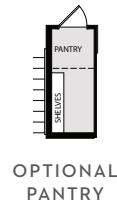
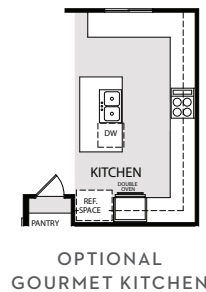
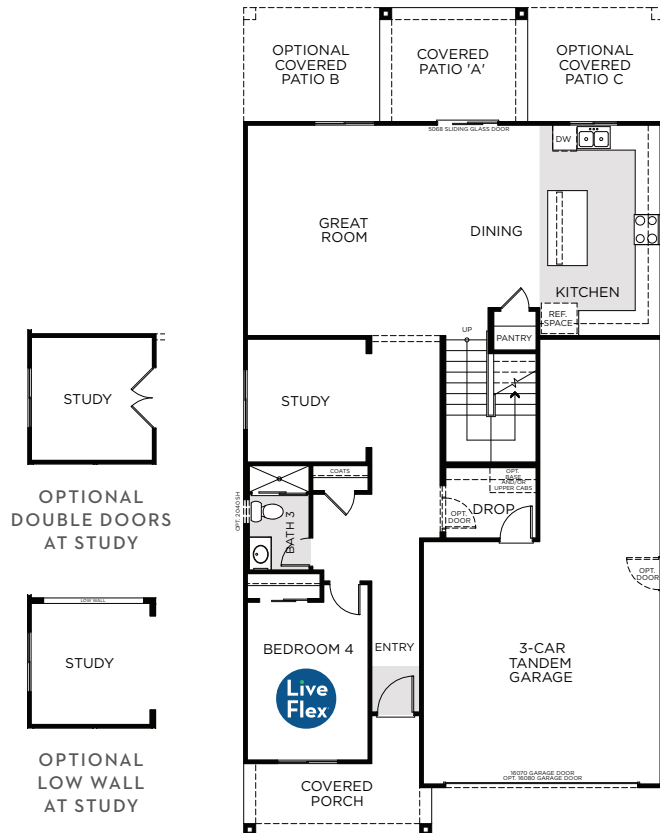


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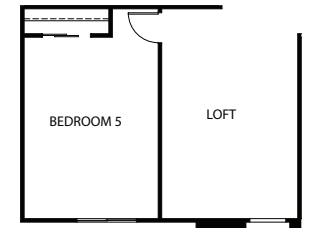
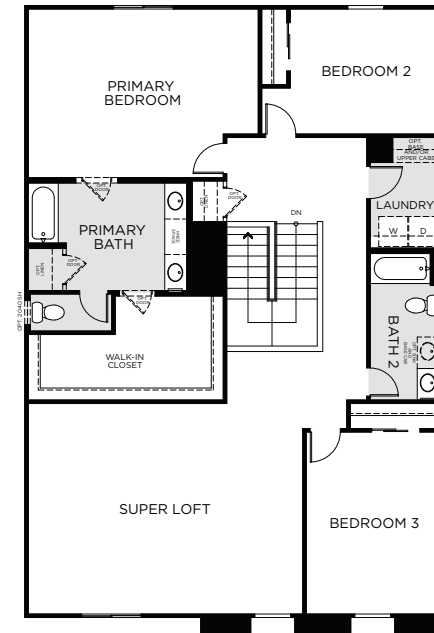
GRAND

3,018 Sq. Ft. • 4 – 5 Bedrooms • 2.5 – 3 Bathrooms • 3-Car Garage

## FIRST FLOOR



## SECOND FLOOR



OPTIONAL BEDROOM 5 + LOFT  
IN LIEU OF SUPER LOFT

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# Northern Farms

GRAND

3,018 Sq. Ft. • 4 – 5 Bedrooms • 2.5 – 3 Bathrooms • 3-Car Garage



## SPANISH ELEVATION

Shown with optional coach lights



## CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



## DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

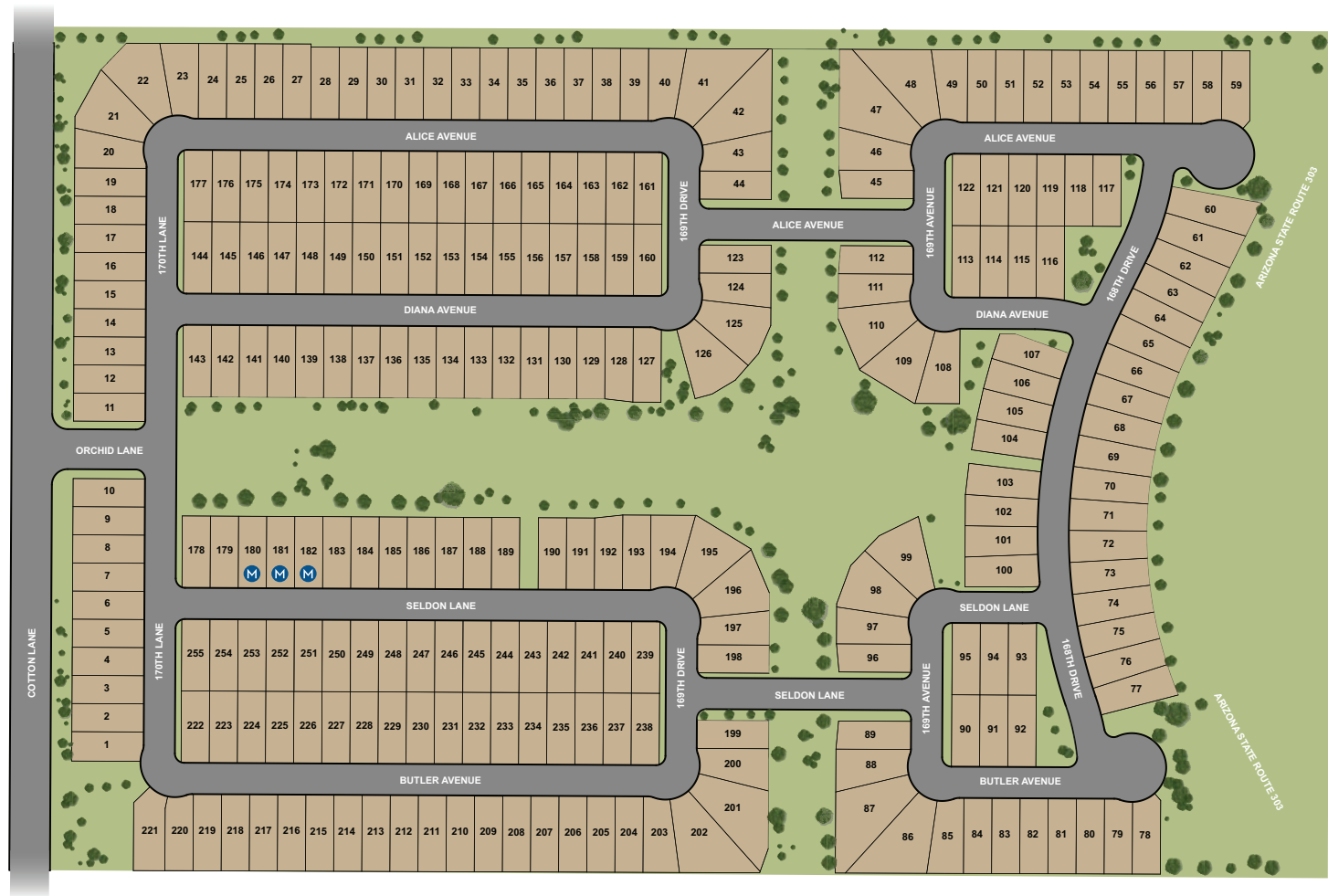
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# NORTHERN FARMS

**M** - MODELS



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