

# The Villages

AT NORTH COPPER CANYON

## PEAK SERIES

**L/NDSEA®**  
**HOMES**  
*Live in your element®*

# The Villages at North Copper Canyon | Peak Series

## FACT SHEET

### GENERAL INFORMATION

22985 N. 183rd Drive, Surprise, AZ 85387  
At the corner of 183rd Avenue and Country Club Terrace  
(623) 265-5782

#### Sales Hours

Summer: 10am – 6pm Daily; Monday, 1pm – 6pm  
Winter: 10am – 5pm Daily; Monday, 1pm – 5pm

Total Number of Homes: 42

### HOA DUES

Residents will be part of the North Copper Canyon HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are approximately \$62/month.

### LENDING PARTNER


**LANDSEA<sup>®</sup>**  
**MORTGAGE**

Powered by NFM Lending

(888) 577-5977

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

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### AMENITIES

Swimming Pool	Great Lawn	Restrooms Facilities
Splash Pad	Basketball Court	Shade Pavilions
Covered Playground	Pickleball Courts	BBQ Grills
Two Dog Parks	Lawn Bowling/Bocce Courts	

### SCHOOLS

#### Dysart Unified School District

**Elementary & Junior High School (K – 8)**  
Asante Preparatory Academy

**High School (9 – 12)**  
Willow Canyon High School

## Unique Features

3-Car Garages	Optional Gourmet Kitchens
Lofts	Primary Bath Configurations
Studies	Guest Suites
Covered Patios	

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*Live in your element<sup>®</sup>*

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## 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
- 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
- Cultured Marble Shower Surround at Primary Shower
- 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
- Soft Water and RO Loop Pre-Plumbed
- 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
- Kitchen Island
- Garage Service Door
- Primary Bathroom Configurations
- Additional Bathroom Sinks
- Design Center Upgrades: Appliances, Cabinetry, Countertops, Door Hardware, Flooring, Lighting, Window Coverings and More

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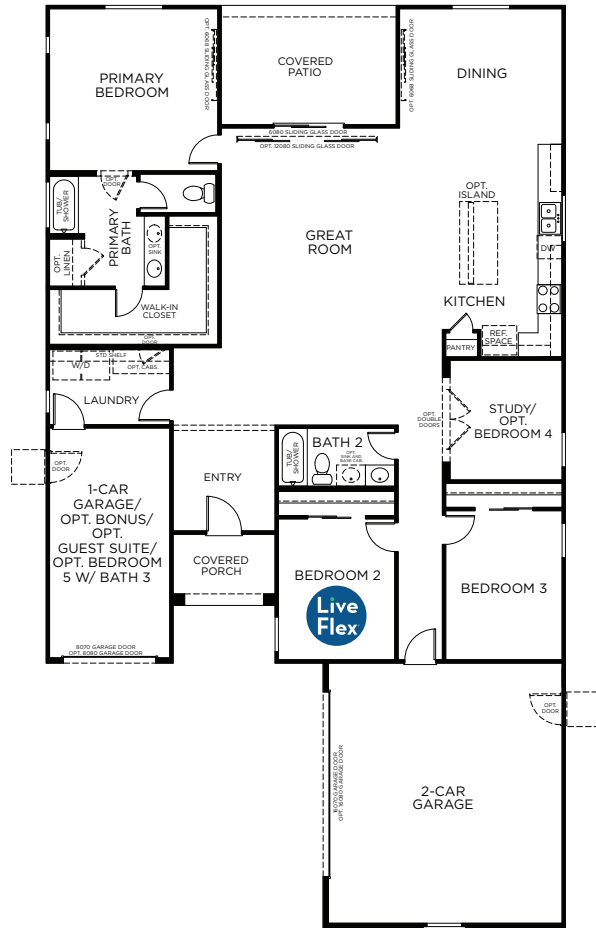
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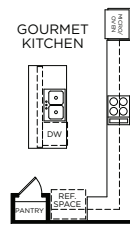
# The Villages at North Copper Canyon | Peak Series

## HUALAPAI

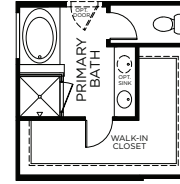
2,088 – 2,309 Square Feet • 3 – 5 Bedrooms + Study • 2 – 3 Baths • 3-Car Garage



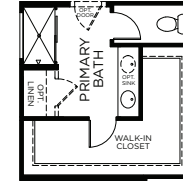
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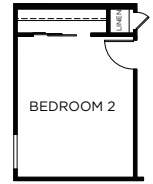
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GOURMET KITCHEN



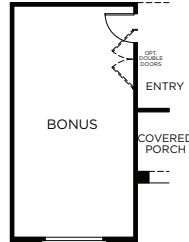
OPTIONAL  
TUB AND SHOWER  
AT PRIMARY BATH



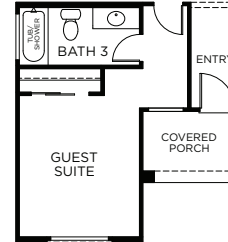
OPTIONAL  
WALK-IN SHOWER AT  
PRIMARY BATH



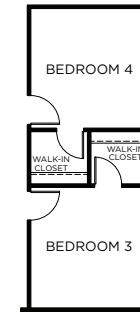
OPTIONAL  
LINEN AT  
BEDROOM 2



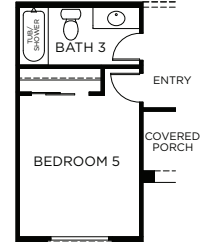
OPTIONAL  
BONUS ROOM  
IN LIEU OF  
SINGLE-CAR  
GARAGE



OPTIONAL  
GUEST SUITE  
WITH BATH 3  
IN LIEU OF  
SINGLE-CAR  
GARAGE



OPTIONAL  
BEDROOM 4  
IN LIEU OF STUDY



OPTIONAL  
BEDROOM 5  
WITH BATH 3  
IN LIEU OF  
SINGLE-CAR  
GARAGE

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## HUALAPAI

2,088 – 2,309 Square Feet • 3 – 5 Bedrooms + Study • 2 – 3 Baths • 3-Car Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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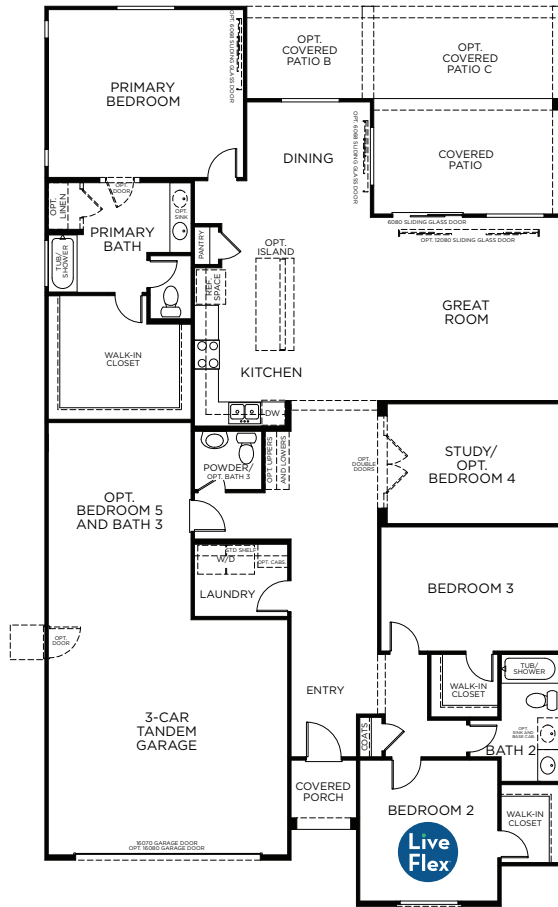
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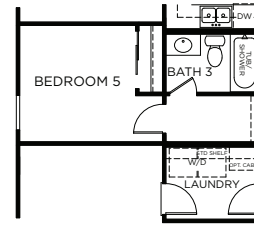
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## PASTORA

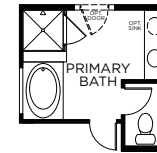
2,291 – 2,422 Square Feet • 3 – 5 Bedrooms + Study • 2.5 – 3 Baths • 3-Car Tandem Garage



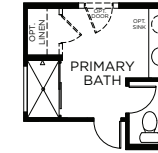
### OPTIONAL FEATURES



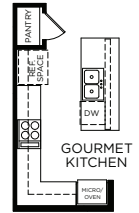
OPTIONAL  
BEDROOM 5 AND  
BATH 3 IN LIEU OF  
3-CAR TANDEM GARAGE  
AND POWDER ROOM



OPTIONAL  
TUB AND SHOWER AT  
PRIMARY BATH



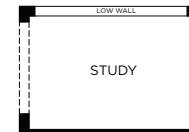
OPTIONAL  
WALK-IN SHOWER  
AT PRIMARY BATH



OPTIONAL  
GOURMET  
KITCHEN



OPTIONAL  
BEDROOM 4  
IN LIEU OF STUDY



OPTIONAL  
LOW WALL  
AT STUDY

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## PASTORA

2,291 – 2,422 Square Feet • 3 – 5 Bedrooms + Study • 2.5 – 3 Baths • 3-Car Tandem Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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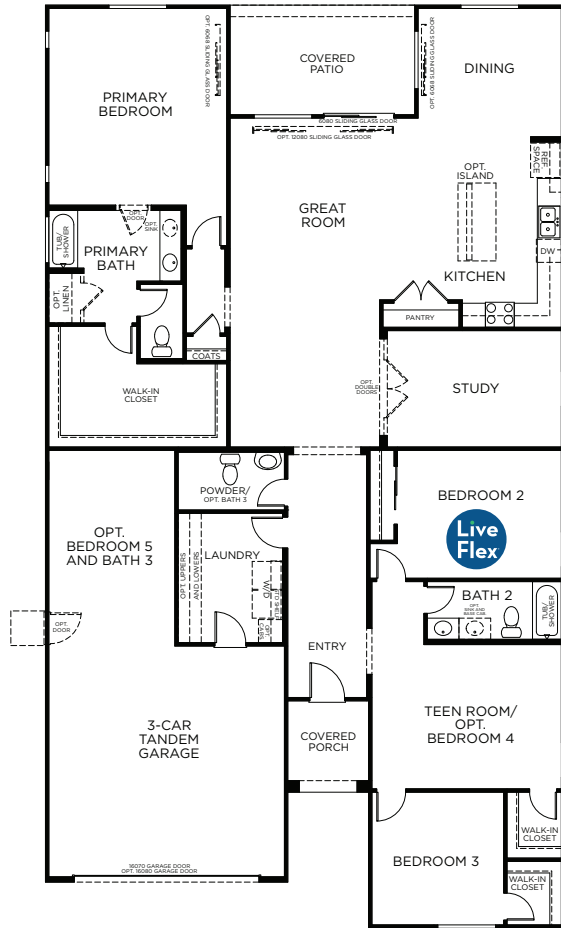
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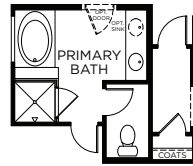
# The Villages at North Copper Canyon | Peak Series

## FREMONT

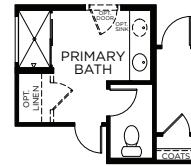
2,608 – 2,750 Square Feet • 3 – 5 Bedrooms + Teen Room + Study • 2.5 – 3 Baths • 3-Car Tandem Garage



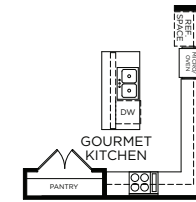
### OPTIONAL FEATURES



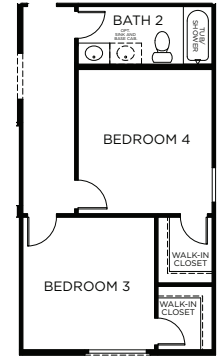
OPTIONAL  
TUB AND SHOWER  
AT PRIMARY BATH



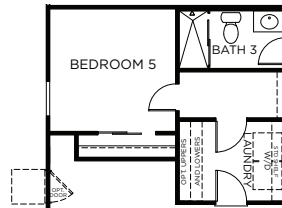
OPTIONAL  
WALK-IN SHOWER  
AT PRIMARY BATH



OPTIONAL  
GOURMET  
KITCHEN



OPTIONAL  
BEDROOM 4 IN LIEU  
OF TEEN ROOM



OPTIONAL  
BEDROOM 5 WITH  
BATH 3 IN LIEU OF 3-CAR  
TANDEM GARAGE AND  
POWDER ROOM

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## FREMONT

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SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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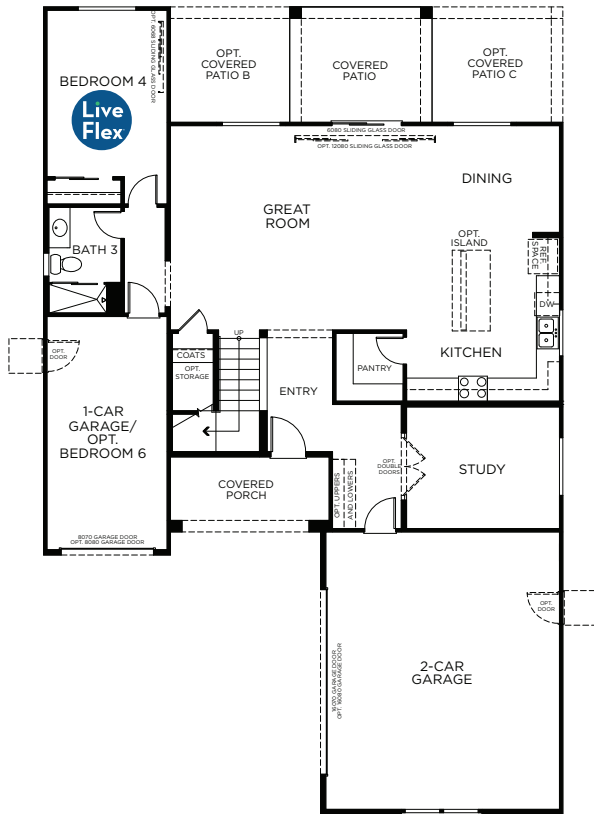
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# The Villages at North Copper Canyon | Peak Series

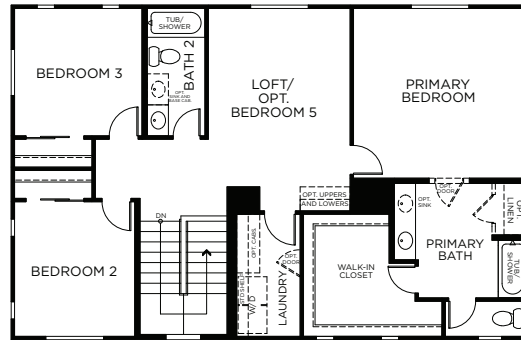
MAZATAL

2,644 – 2,868 Square Feet • 4 – 6 Bedrooms + Loft + Study • 3 Baths • 3-Car Garage

## FIRST FLOOR



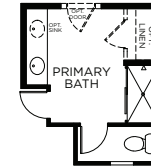
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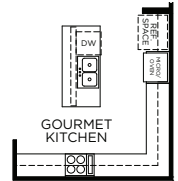
## OPTIONAL FEATURES



OPTIONAL  
TUB AND SHOWER  
AT PRIMARY BATH



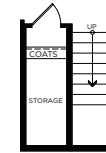
OPTIONAL  
WALK-IN SHOWER  
AT PRIMARY BATH



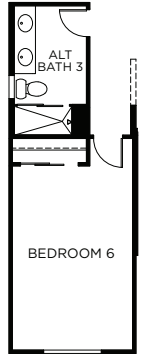
OPTIONAL  
GOURMET  
KITCHEN



OPTIONAL  
BEDROOM 5  
IN LIEU OF LOFT



OPTIONAL  
UNDER-STAIR  
STORAGE



OPTIONAL  
BEDROOM 6  
WITH ALT. BATH 3  
IN LIEU OF  
SINGLE-CAR  
GARAGE

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MAZATAL

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SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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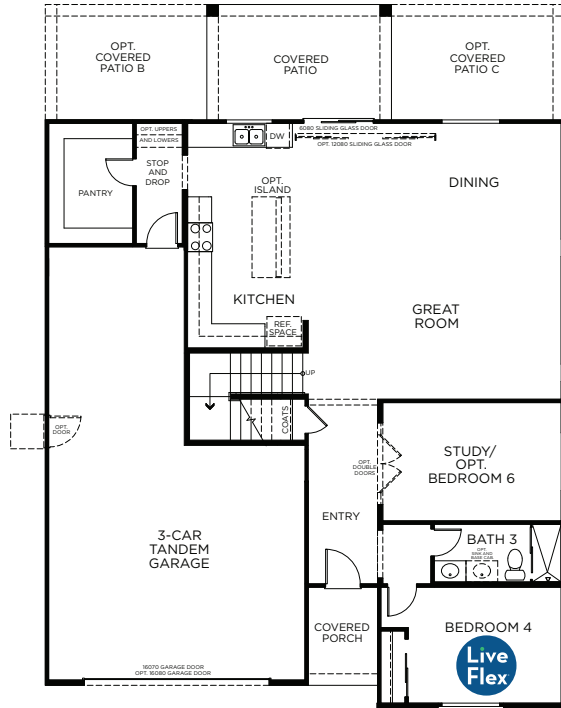
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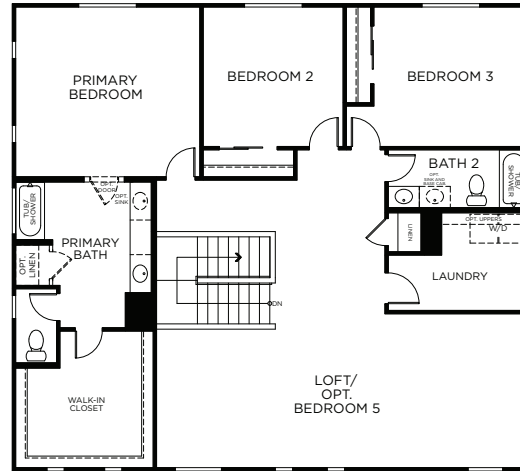
WRIGHTSON

3,240 Square Feet • 4 – 6 Bedrooms + Loft + Study • 3 Baths • 3-Car Tandem Garage

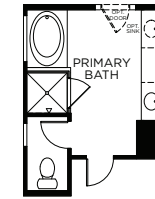
## FIRST FLOOR



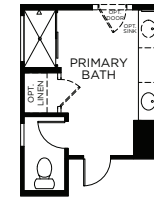
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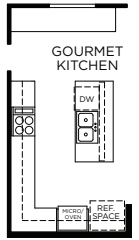
## OPTIONAL FEATURES



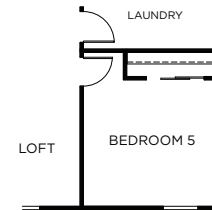
OPTIONAL  
TUB AND  
SHOWER AT  
PRIMARY BATH



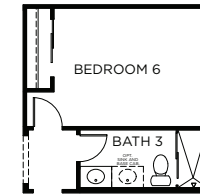
OPTIONAL  
WALK-IN SHOWER  
AT PRIMARY BATH



OPTIONAL  
GOURMET  
KITCHEN



OPTIONAL  
BEDROOM 5 AND  
LOFT IN LIEU OF  
SUPER LOFT



OPTIONAL  
BEDROOM 6  
IN LIEU OF STUDY



OPTIONAL LOW  
WALL AT STUDY

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The Villages  
AT NORTH COPPER CANYON

## PEAK SERIES



NORTH

MAP NOT TO SCALE

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