

SUNSET FARMS



Sunset Farms

FACT SHEET

GENERAL INFORMATION

4306 S. 105th Ln., Tolleson, AZ 85353
At the Corner of 107th Ave. & Broadway Rd.
(623) 259-6336

Sales office is open daily.
Summer Hours: 10am – 6pm daily; Monday, 1pm – 6pm
Winter Hours: 10am – 5pm daily; Monday, 1pm – 5pm

Total Number of Homes: 140

HOA DUES

Residents will be part of the Sunset Farms Community HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are \$75/month.

ESTIMATED PROPERTY TAXES

The estimated effective tax rate is approximately 0.8%.

LENDING PARTNER

LANDSEA
MORTGAGE

Powered by NFM Lending

(888) 577-5977

getapproved@landseamortgage.com

AMENITIES

Play Structure
Ramada
Benches
Picnic Tables

SCHOOLS

Littleton Elementary School District

Elementary School (K – 8)

Tres Rios Service Academy
5025 S. 103rd Ave., Tolleson, AZ 85353
(623) 478-6300

Tolleson Union High School District

High School (9 – 12)

La Joya Community High School
11650 W. Whyman Ave., Avondale, AZ 85323
(623) 478-4400

Unique Features


Outdoor Spaces

High Performance
Homes

LiveFlex® Rooms

REME HALO®

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LANDSEA
HOMES
Live in your element®

Sunset 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 Touchscreen 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
- 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
- Garage Service Door
- Primary Bathroom Configurations
- Design Center Upgrades: Appliances, Cabinetry, Countertops, Door Hardware, Flooring, Lighting, Window Coverings and More

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PIMA

1,315 – 1,449 Sq. Ft. • 2 – 3 Bedrooms • 2 Bathrooms • 2.5-Car Garage + Storage



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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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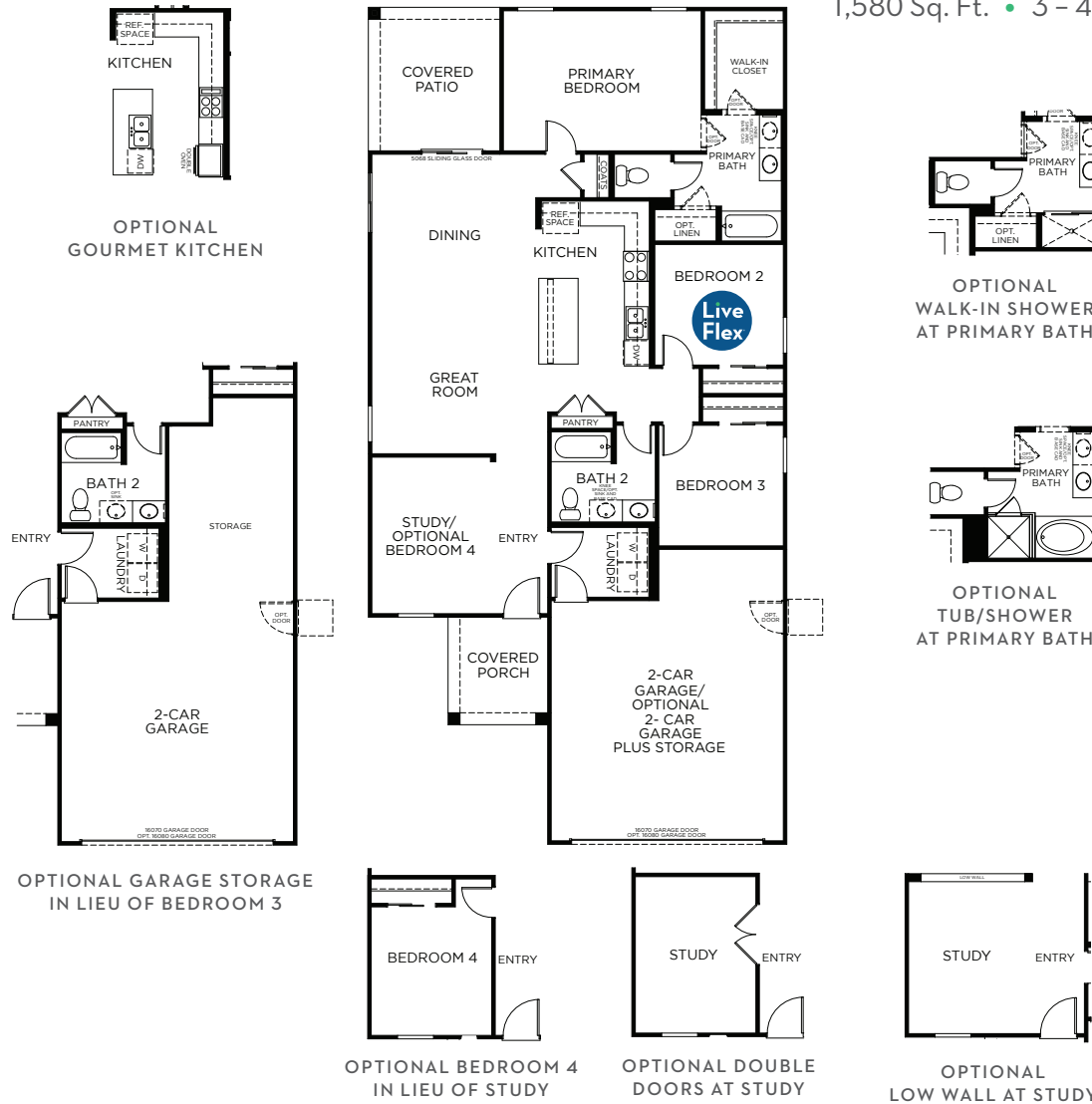
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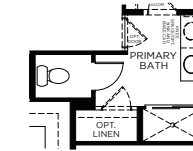
Sunset Farms

MADERA

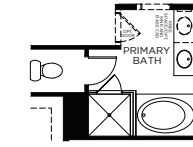
1,580 Sq. Ft. • 3 - 4 Bedrooms • 2 Bathrooms • 2-Car Garage



OPTIONAL GOURMET KITCHEN

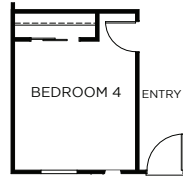


OPTIONAL WALK-IN SHOWER AT PRIMARY BATH

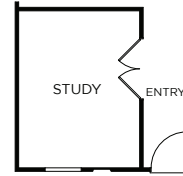


OPTIONAL TUB/SHOWER AT PRIMARY BATH

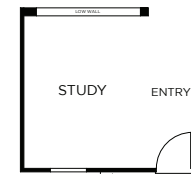
OPTIONAL GARAGE STORAGE IN LIEU OF BEDROOM 3



OPTIONAL BEDROOM 4 IN LIEU OF STUDY



OPTIONAL DOUBLE DOORS AT STUDY



OPTIONAL LOW WALL AT STUDY

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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

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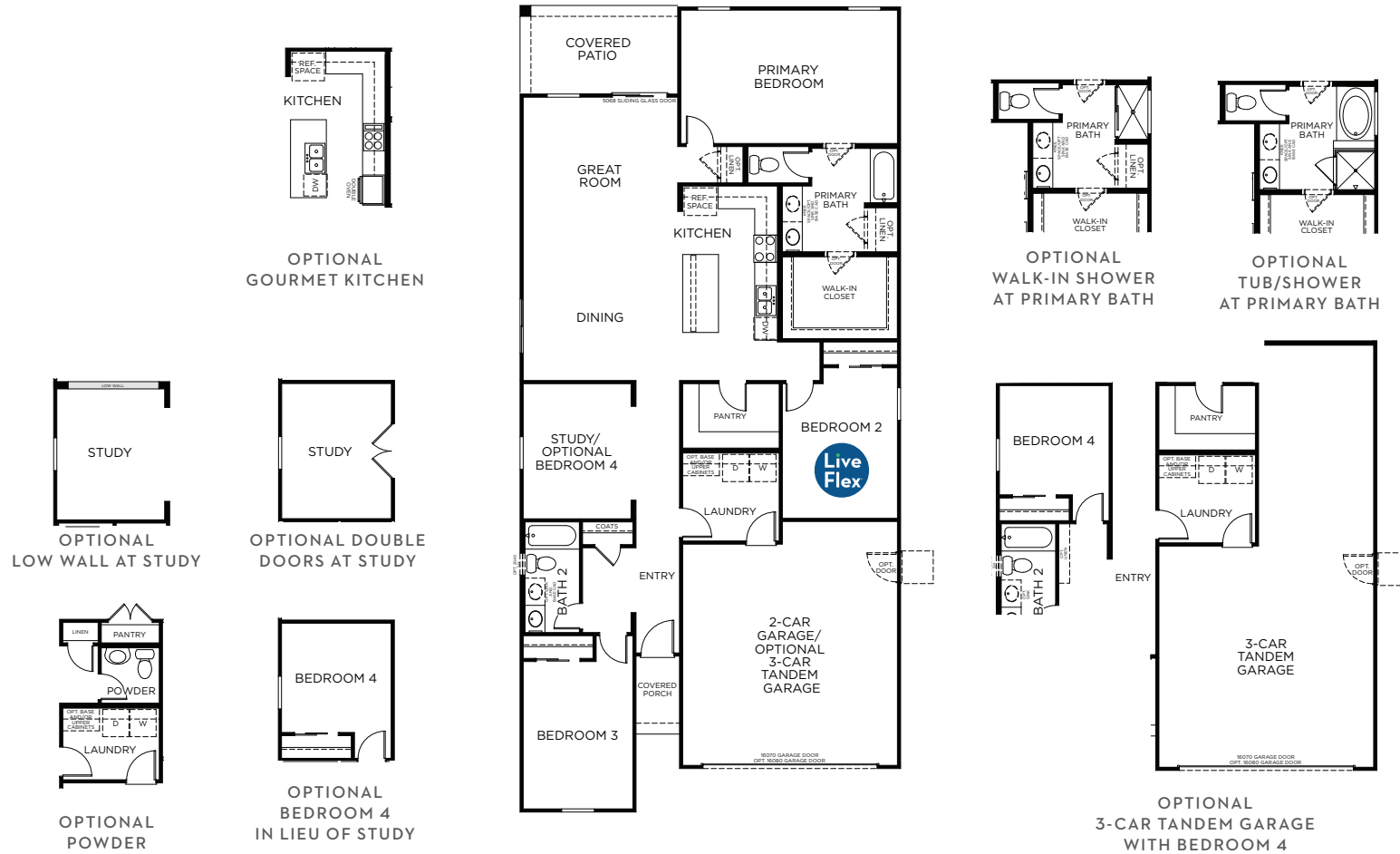
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LANDSEA®
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SABINO

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



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SABINO

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



SPANISH ELEVATION

Shown with optional coach lights



CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



DESERT PRAIRIE ELEVATION

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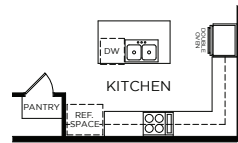
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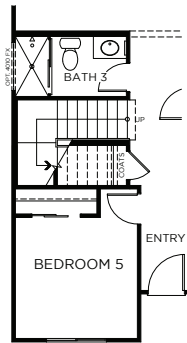
ANTELOPE

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

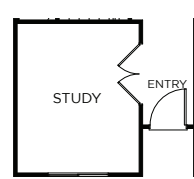
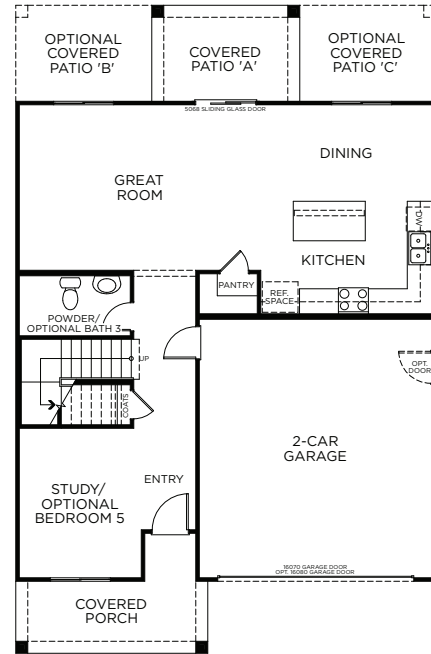
FIRST FLOOR



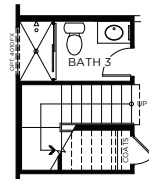
OPTIONAL GOURMET KITCHEN



OPTIONAL BEDROOM 5 AND BATH 3 IN LIEU OF STUDY

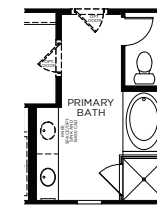
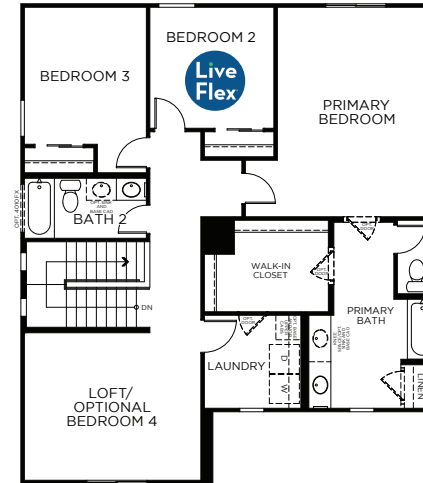


OPTIONAL DOUBLE DOORS AT STUDY



OPTIONAL BATH 3 IN LIEU OF POWDER

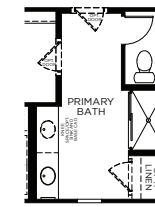
SECOND FLOOR



OPTIONAL TUB/SHOWER AT PRIMARY BATH



OPTIONAL BEDROOM 4 IN LIEU OF LOFT



OPTIONAL WALK-IN SHOWER AT PRIMARY BATH

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ANTELOPE

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Shown with optional coach lights



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DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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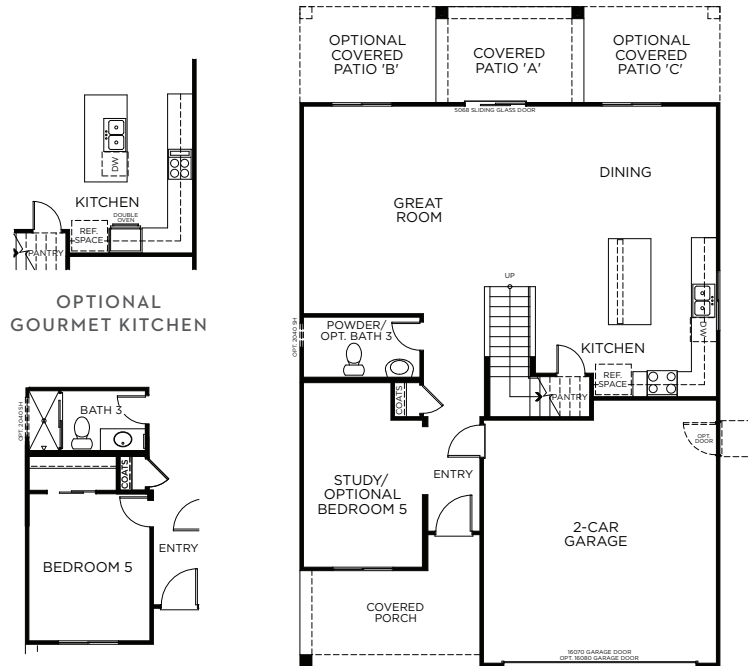
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Sunset Farms

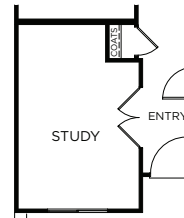
ASPEN

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

FIRST FLOOR



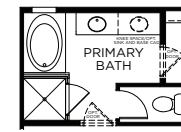
OPTIONAL
BEDROOM 5 AND BATH 3
IN LIEU OF STUDY



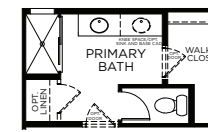
OPTIONAL
DOUBLE DOORS
AT STUDY



OPTIONAL BATH 3
IN LIEU OF POWDER

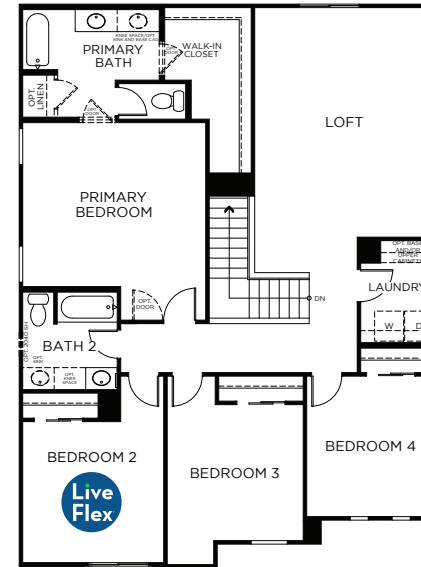


OPTIONAL
TUB/SHOWER
AT PRIMARY BATH



OPTIONAL
WALK-IN SHOWER
AT PRIMARY BATH

SECOND FLOOR



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ASPEN

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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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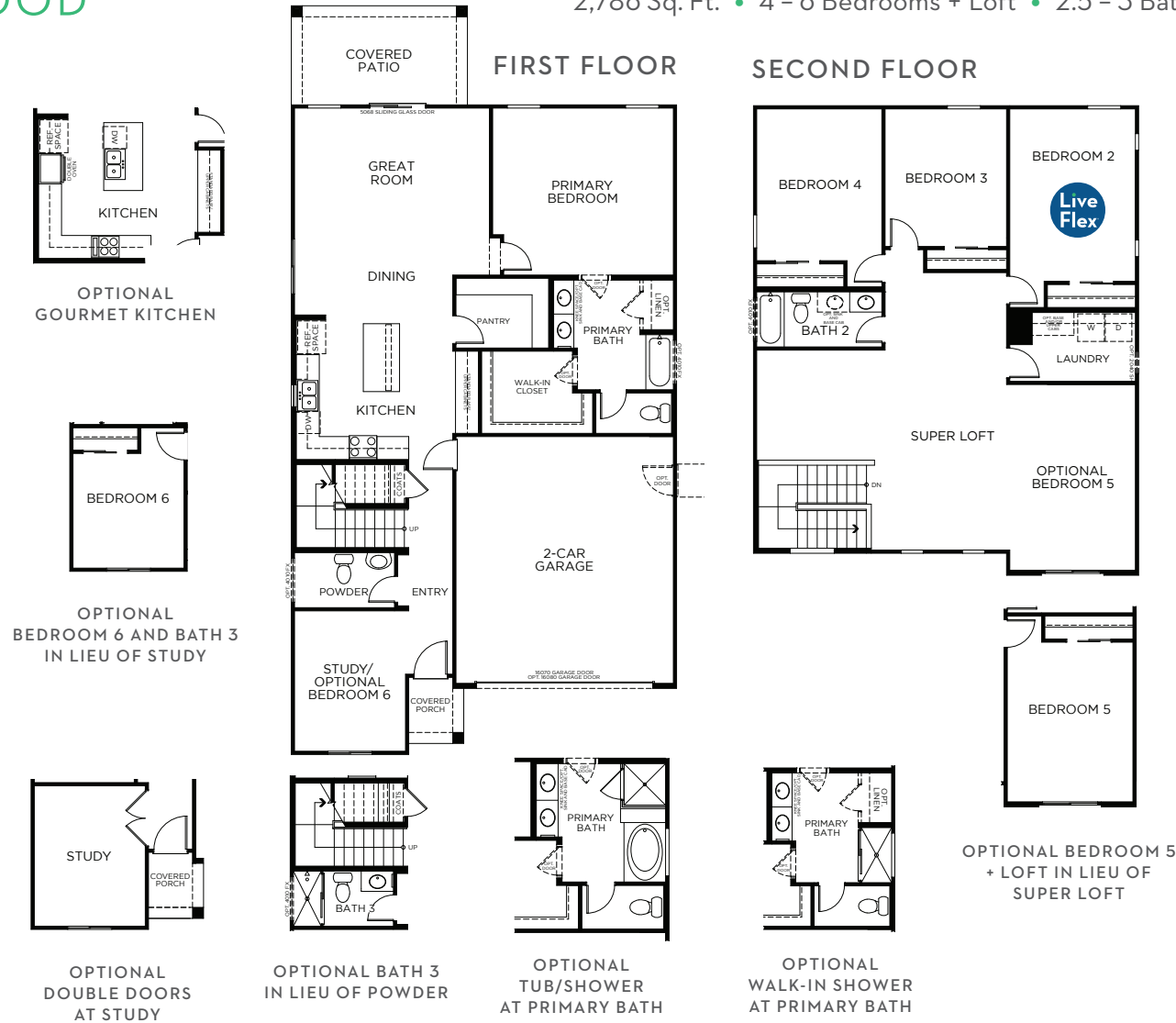
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COTTONWOOD

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COTTONWOOD

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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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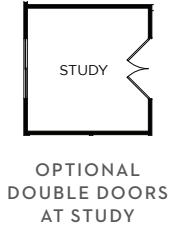
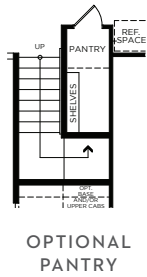
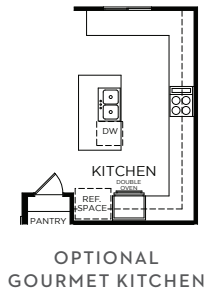
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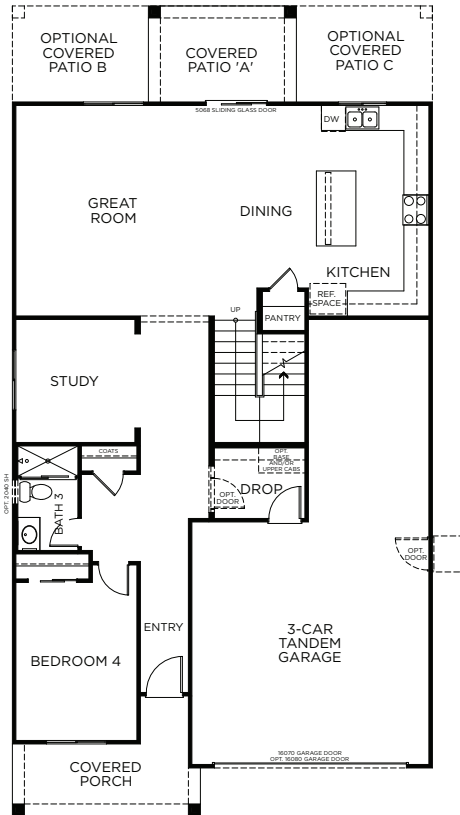
Sunset Farms

GRAND

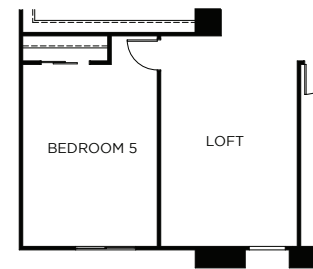
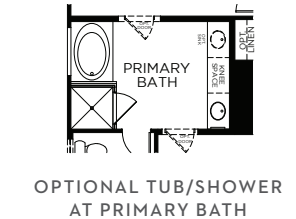
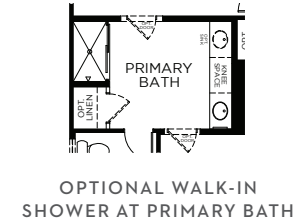
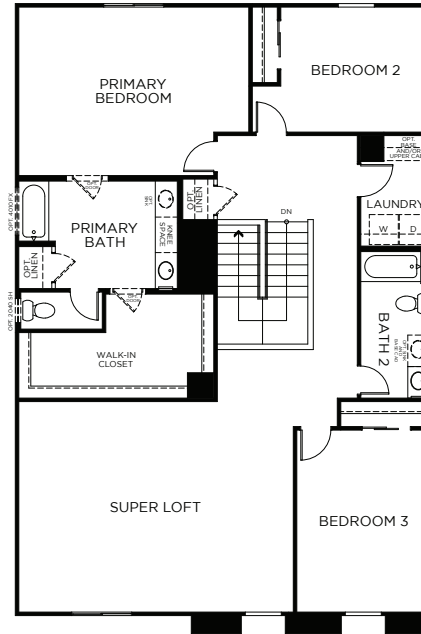
3,018 Sq. Ft. • 4 - 5 Bedrooms + Loft • 3 Bathrooms • 3-Car Tandem Garage



FIRST FLOOR



SECOND FLOOR



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GRAND

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CRAFTSMAN ELEVATION


Shown with optional coach lights and stone



DESERT PRAIRIE ELEVATION

Shown with optional coach lights and stone

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SUNSET FARMS



NORTH
map not to scale

M - MODELS



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