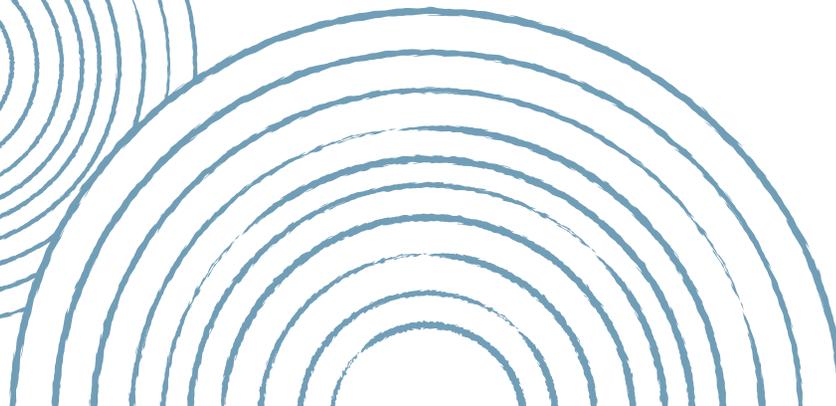
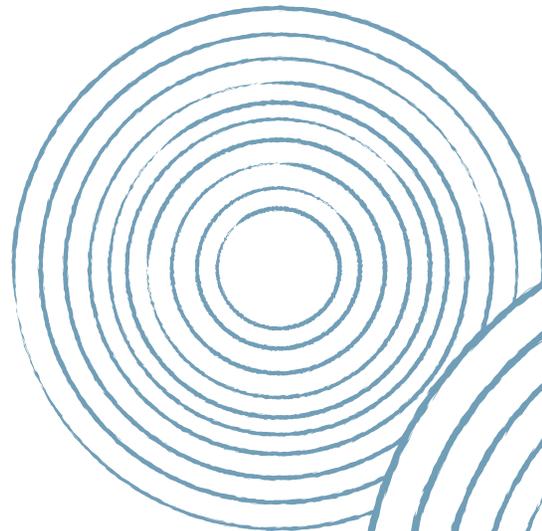




SUNRISE | CANYON SERIES



COMMUNITY INFORMATION

GENERAL INFORMATION

16943 W. Cavedale Drive, Surprise, AZ 85387
At the corner of 163rd Avenue and Jomax Road
(623) 748-0991

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: 184

HOA DUES

Residents will be part of the Sunrise HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues are approximately \$78 at build-out.

LENDING PARTNER



Powered by NFM Lending

(888) 577-5977
getapproved@landseamortgage.com

AMENITIES

- Community Park
- Playground
- Nearby Hiking & Boating
- Nearby Dining & Shopping

SCHOOLS

Elementary & Middle School (PK – 8)
Desert Oasis Elementary
Nadaburg Elementary District

High School (9 – 12)
Willow Canyon High School
Dysart Unified School District

UNIQUE Features

- Modern Architecture
- LiveFlex® Options
- High Performance Homes

16943 W. Cavedale Drive, Surprise, AZ 85387 (623) 748-0991

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HIGH PERFORMANCE HOMES

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

- Home Automation
- 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
- Cat 6 Wiring at Great Room and Primary Bedroom
- Structured Wiring Enclosure
- Doorbell Camera Pre-Wire

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 Shower Surround at Primary Shower
- Cultured Marble Countertops
- Private Water Closet
- Elongated Toilet
- Frameless Mirrored Medicine Cabinet

ENERGY-SAVING FEATURES

- Energy-Saving LED Lighting
- ENERGY STAR® Rated Kitchen Appliances
- Honeywell® Wi-Fi Digital Thermostats
- 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

- Tankless Hot Water Heater
- Post-Tension Slab Foundation
- 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
- ecobee Video Doorbell
- Garage Coach Lights

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

6/1/2025

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SUNRISE

CANYON SERIES

PIMA

1,315 – 1,448 Square Feet

2 – 3 Bedrooms

2 Baths

2-Car Garage + Storage



SPANISH ELEVATION



CRAFTSMAN ELEVATION

Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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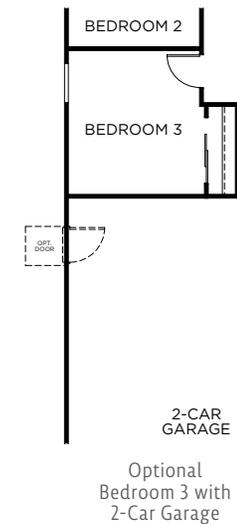
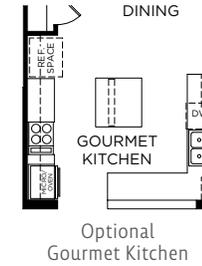
CANYON SERIES

PIMA

1,315 – 1,448 Square Feet
 2 – 3 Bedrooms
 2 Baths
 2-Car Garage + Storage



OPTIONAL FEATURES



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CANYON SERIES

MADERA

1,580 Square Feet

3 – 4 Bedrooms + Study

2 Baths

2-Car Garage + Storage



SPANISH ELEVATION



CRAFTSMAN ELEVATION

Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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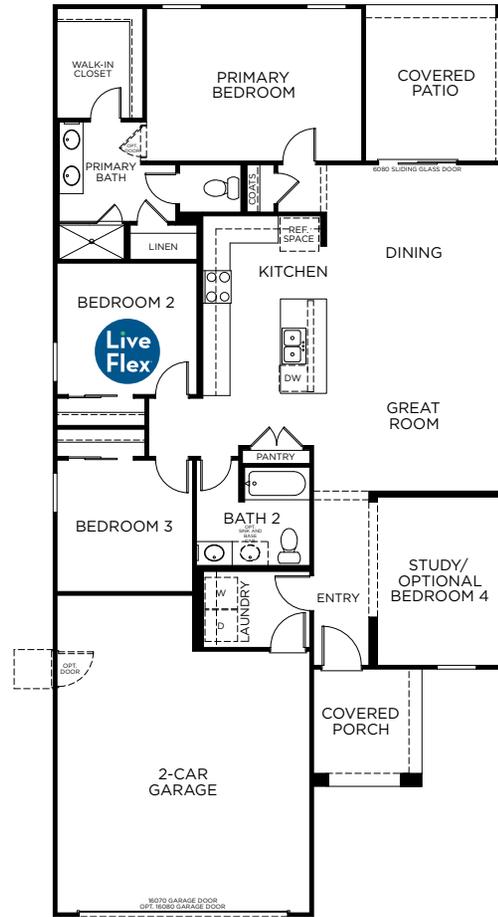
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SUNRISE CANYON SERIES

MADERA

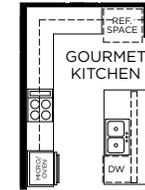
1,580 Square Feet
3 – 4 Bedrooms + Study
2 Baths
2-Car Garage + Storage



OPTIONAL FEATURES



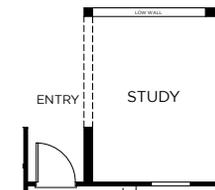
Optional Tub and Shower at Primary Bath



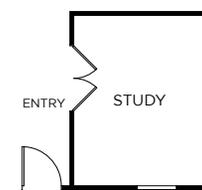
Optional Gourmet Kitchen



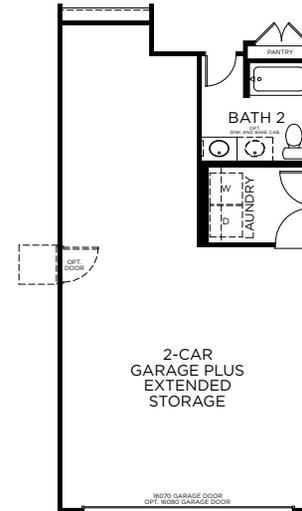
Optional Bedroom 4 in Lieu of Study



Optional Low Wall at Study



Optional Double Doors at Study



Optional 2-Car Garage with Storage

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SUNRISE

CANYON SERIES

SABINO

1,897 Square Feet

3 – 4 Bedrooms + Study

2 – 2.5 Baths

2- to 3-Car Tandem Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION

Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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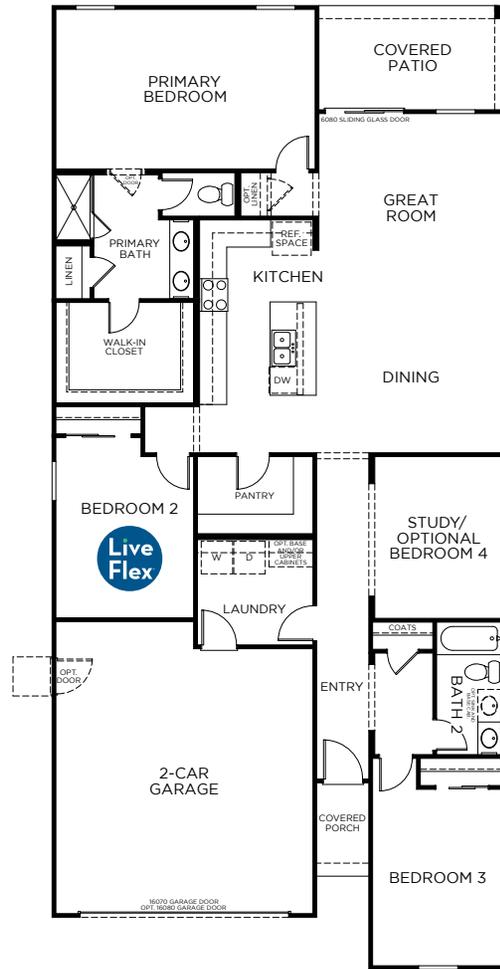
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SUNRISE CANYON SERIES

SABINO

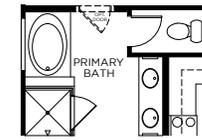
1,897 Square Feet
3 – 4 Bedrooms + Study
2 – 2.5 Baths
2- to 3-Car Tandem Garage



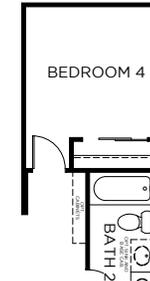
OPTIONAL FEATURES



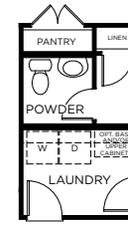
Optional Gourmet Kitchen



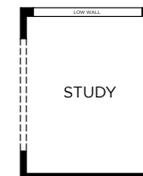
Optional Tub and Shower at Primary Bath



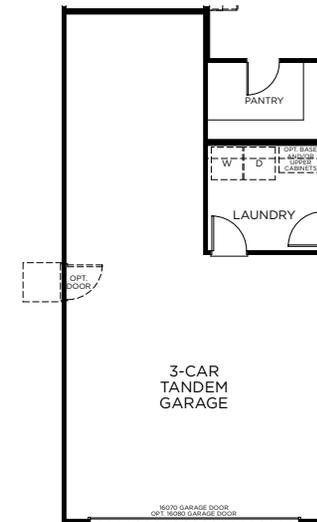
Optional Bedroom 4 in Lieu of Study



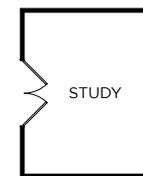
Optional Powder in Lieu of Walk-In Pantry



Optional Low Wall at Study



Optional 3-Car Tandem Garage



Optional Double Doors at Study

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SUNRISE CANYON SERIES

ANTELOPE

2,162 Square Feet

3 – 5 Bedrooms + Loft + Study

2.5 – 3 Baths

2-Car Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION

Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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SUNRISE CANYON SERIES

ANTELOPE

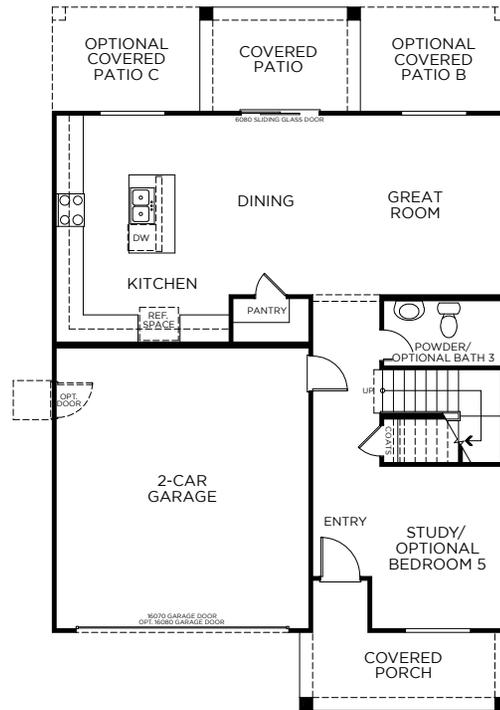
2,162 Square Feet

3 – 5 Bedrooms + Loft + Study

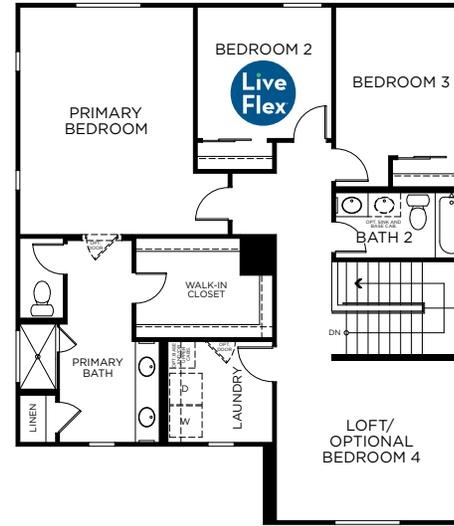
2.5 – 3 Baths

2-Car Garage

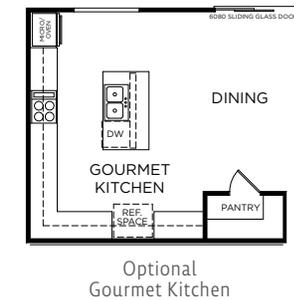
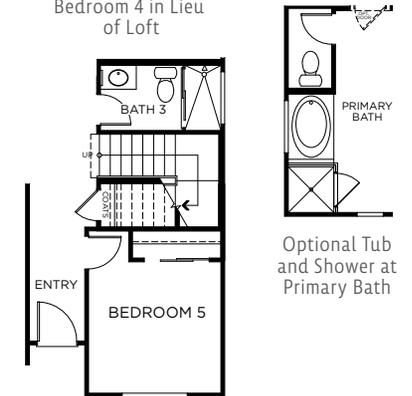
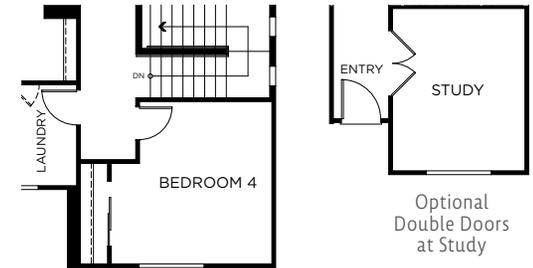
FIRST FLOOR



SECOND FLOOR



OPTIONAL FEATURES



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SUNRISE CANYON SERIES

ASPEN

2,624 Square Feet

4 – 5 Bedrooms + Loft + Study

2.5 – 3 Baths

2-Car Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION

Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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SUNRISE CANYON SERIES

ASPEN

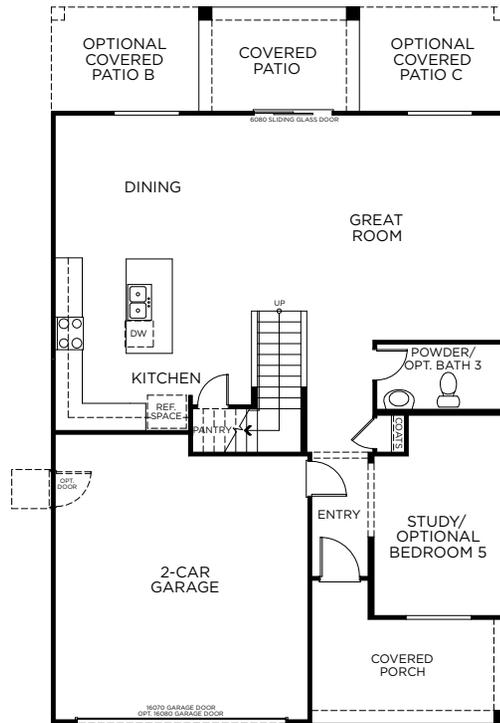
2,624 Square Feet

4 – 5 Bedrooms + Loft + Study

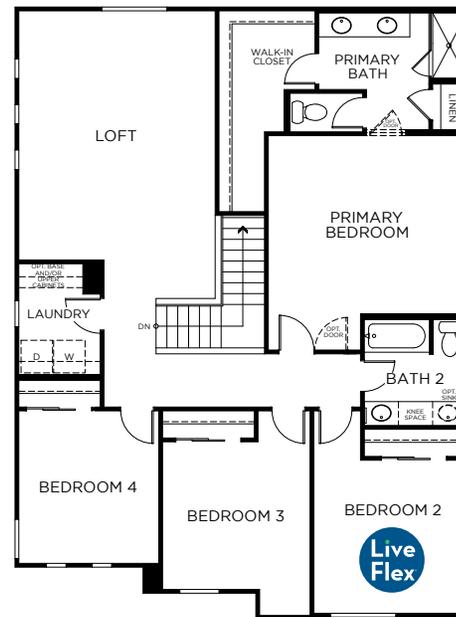
2.5 – 3 Baths

2-Car Garage

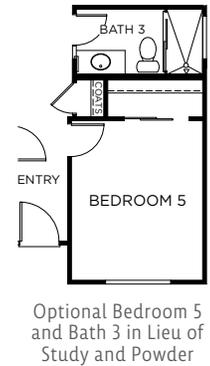
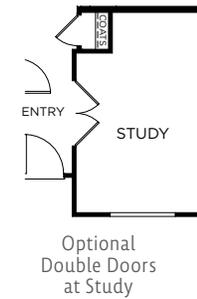
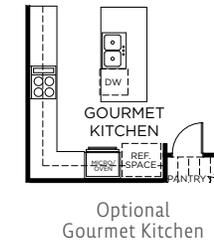
FIRST FLOOR



SECOND FLOOR



OPTIONAL FEATURES



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SUNRISE

CANYON SERIES

COTTONWOOD

2,786 Square Feet
 4 – 6 Bedrooms + Loft + Study
 2.5 – 3 Baths
 2-Car Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION
 Shown with optional stone



DESERT PRAIRIE ELEVATION
 Shown with optional stone

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SUNRISE CANYON SERIES

COTTONWOOD

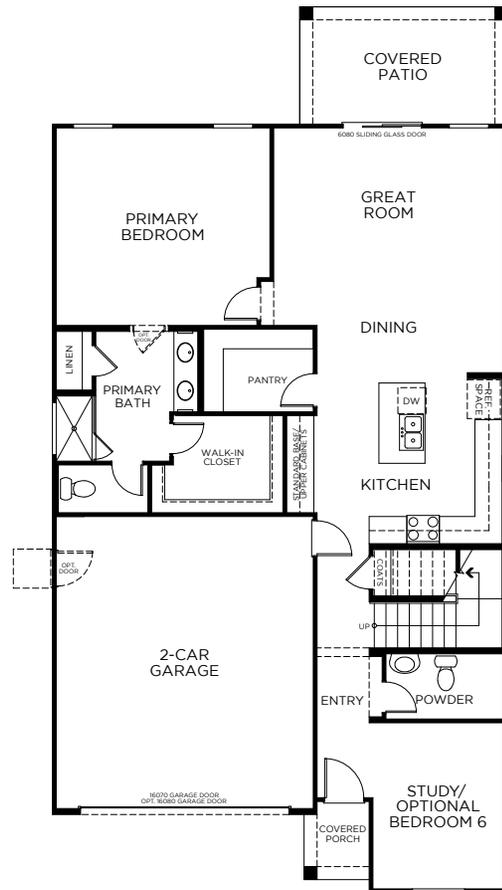
2,786 Square Feet

4 – 6 Bedrooms + Loft + Study

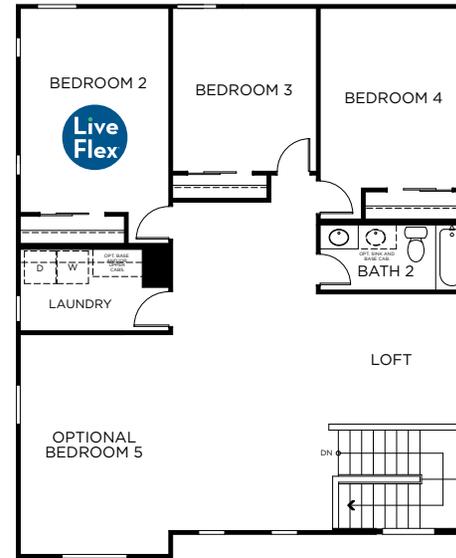
2.5 – 3 Baths

2-Car Garage

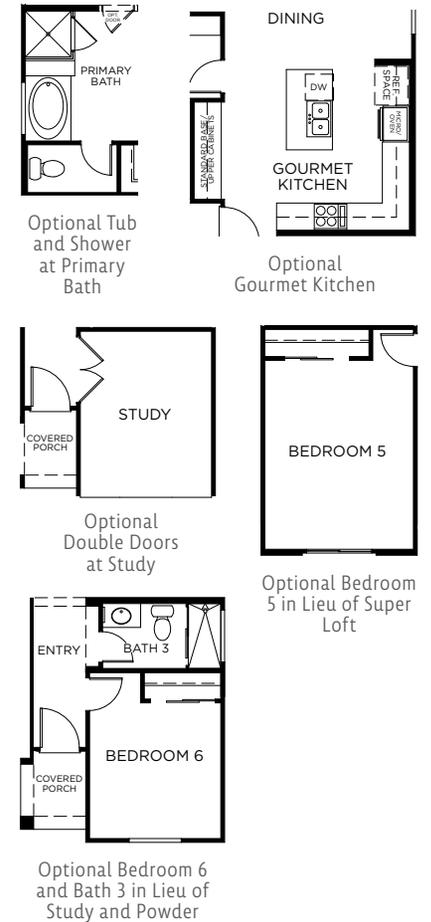
FIRST FLOOR



SECOND FLOOR



OPTIONAL FEATURES



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SUNRISE

CANYON SERIES

GRAND

3,018 Square Feet

4 – 5 Bedrooms + Loft + Study

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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SUNRISE CANYON SERIES

GRAND

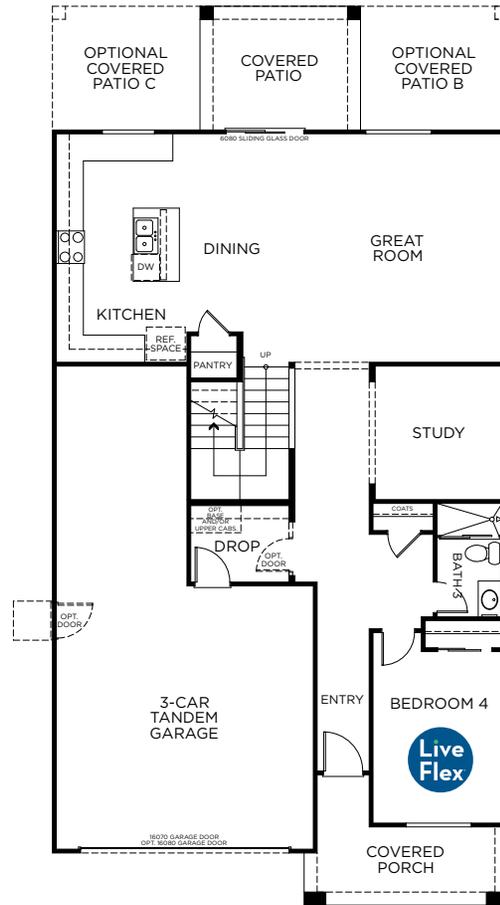
3,018 Square Feet

4 – 5 Bedrooms + Loft + Study

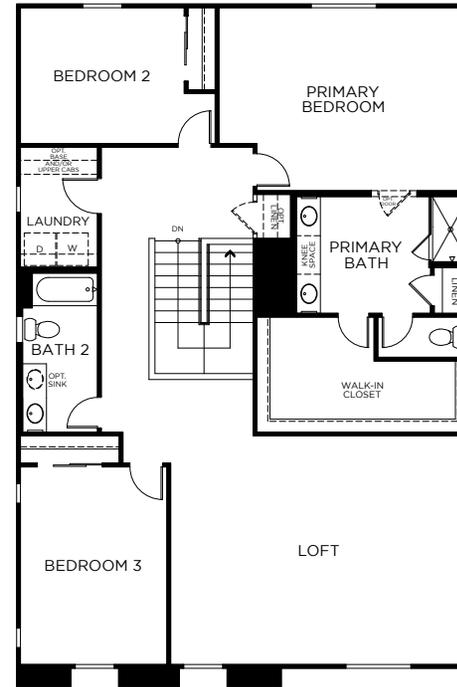
3 Baths

3-Car Tandem Garage

FIRST FLOOR



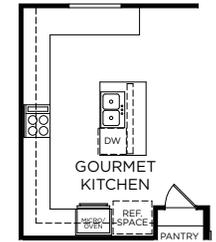
SECOND FLOOR



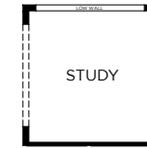
OPTIONAL FEATURES



Optional Extended Pantry



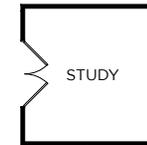
Optional Gourmet Kitchen



Optional Low Wall at Study



Optional Tub and Shower at Primary Bath



Optional Double Doors at Study



Optional Bedroom 5 at Loft

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SITE MAP



M MODELS



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