



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

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LANDSEA®
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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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LANDSEA
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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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SUNRISE CANYON SERIES

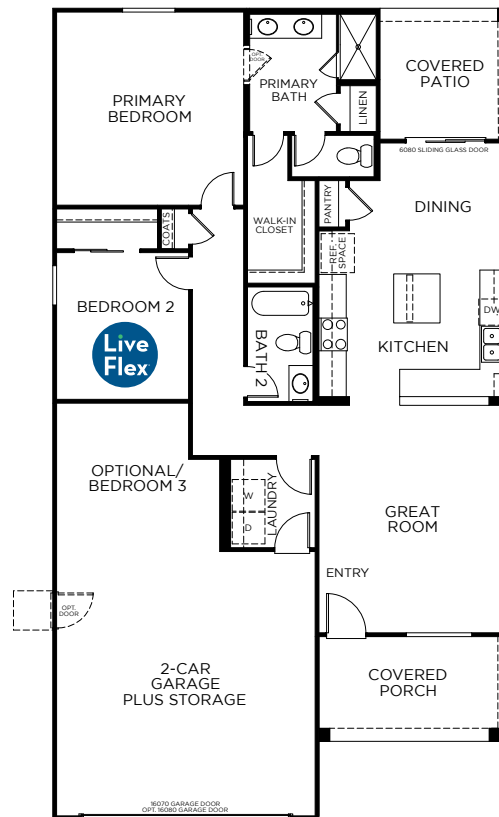
PIMA

1,315 – 1,448 Square Feet

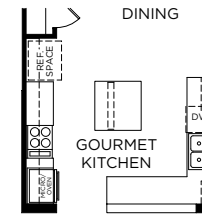
2 – 3 Bedrooms

2 Baths

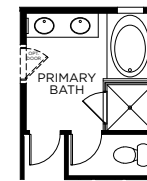
2-Car Garage + Storage



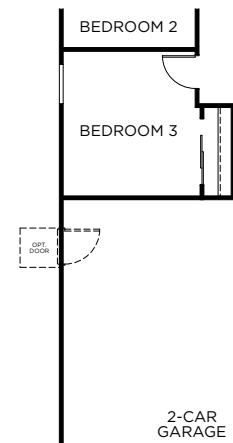
OPTIONAL FEATURES



Optional
Gourmet Kitchen



Optional Tub
and Shower at
Primary Bath



Optional
Bedroom 3 with
2-Car Garage

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SUNRISE

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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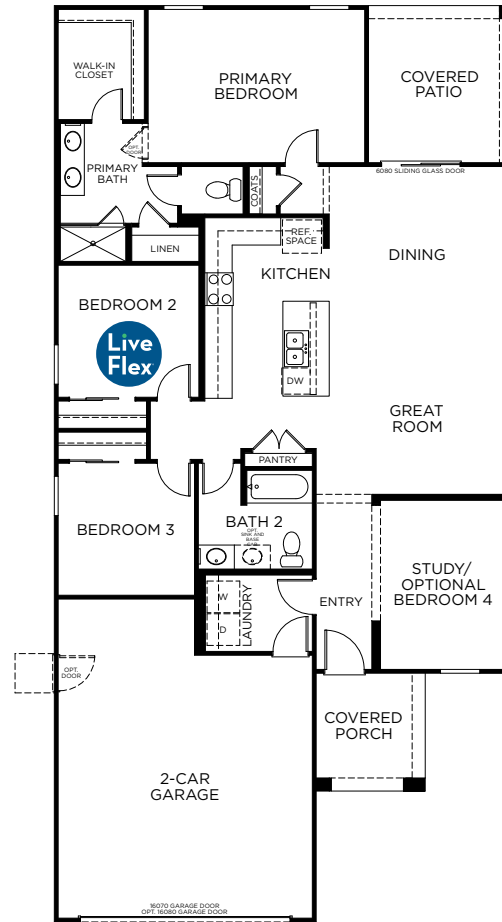
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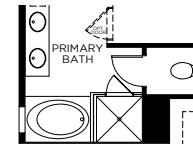
SUNRISE CANYON SERIES

MADERA

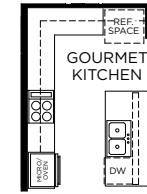
1,580 Square Feet
3 – 4 Bedrooms + Study
2 Baths
2-Car Garage + Storage



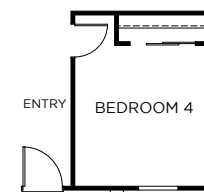
OPTIONAL FEATURES



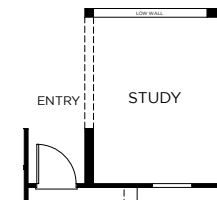
Optional Tub
and Shower at
Primary Bath



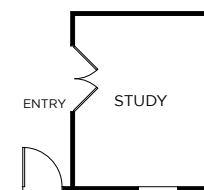
Optional
Gourmet Kitchen



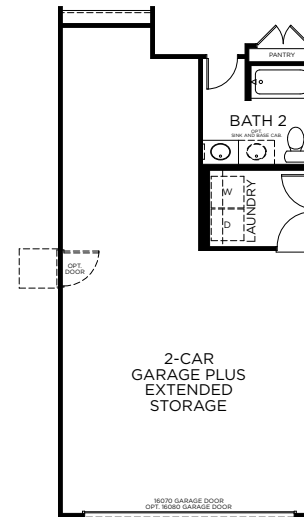
Optional
Bedroom 4 in Lieu
of Study



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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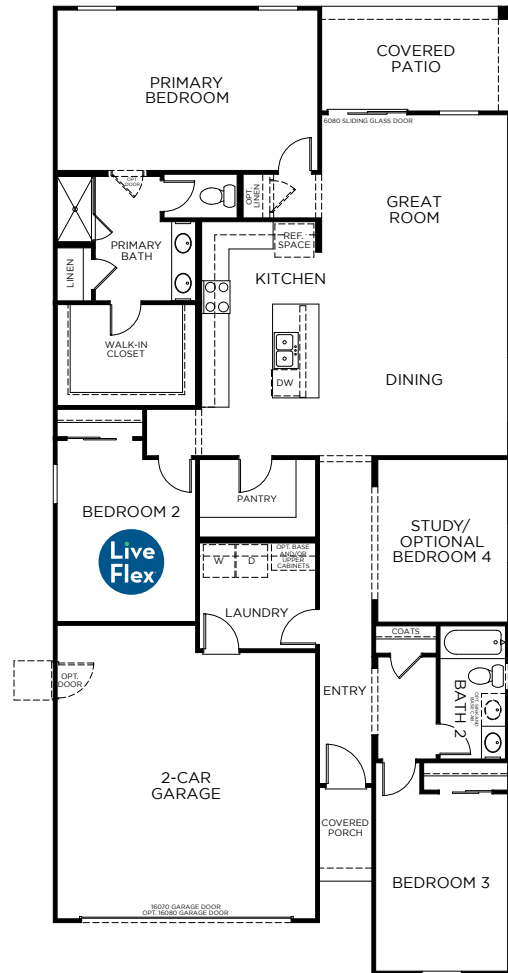
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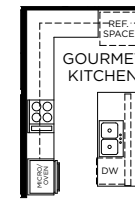
SUNRISE CANYON SERIES

SABINO

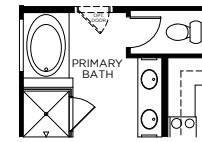
1,897 Square Feet
3 – 4 Bedrooms + Study
2 – 2.5 Baths
2- to 3-Car Tandem Garage



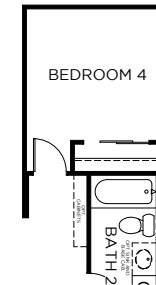
OPTIONAL FEATURES



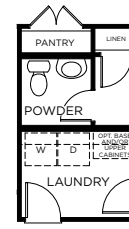
Optional
Gourmet Kitchen



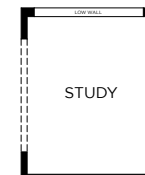
Optional Tub
and Shower at
Primary Bath



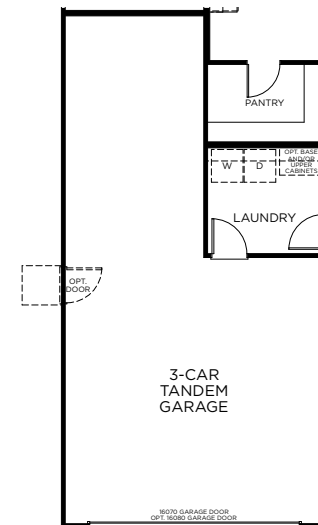
Optional
Bedroom 4 in
Lieu of Study



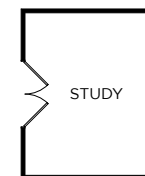
Optional
Powder in Lieu
of Walk-In
Pantry



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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ANTELOPE

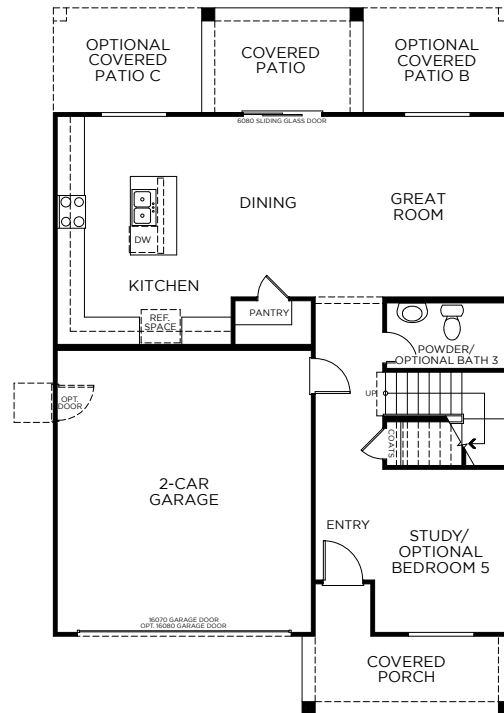
2,162 Square Feet

3 – 5 Bedrooms + Loft + Study

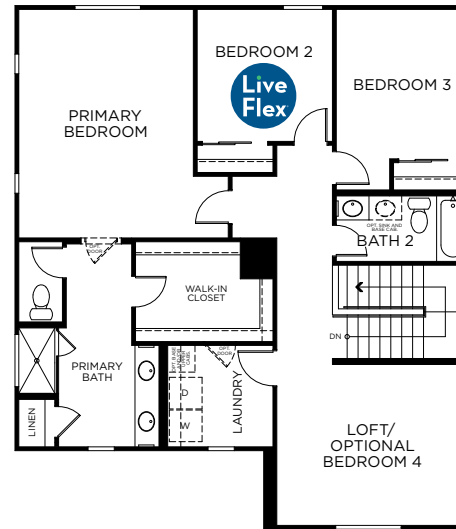
2.5 – 3 Baths

2-Car Garage

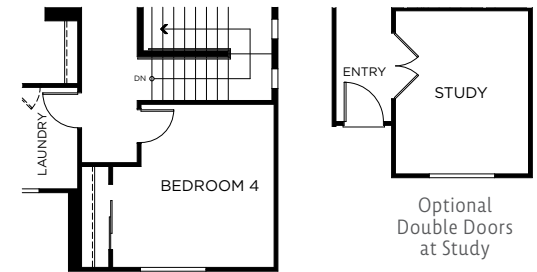
FIRST FLOOR



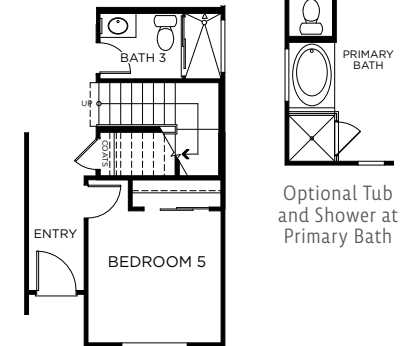
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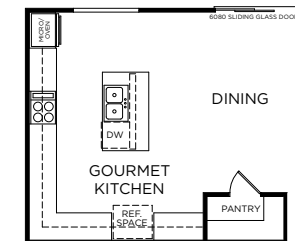
OPTIONAL FEATURES



Optional Bedroom 4 in Lieu of Loft



Optional Bedroom 5 and Bath 3 in Lieu of Study and Powder



Optional Gourmet Kitchen

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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

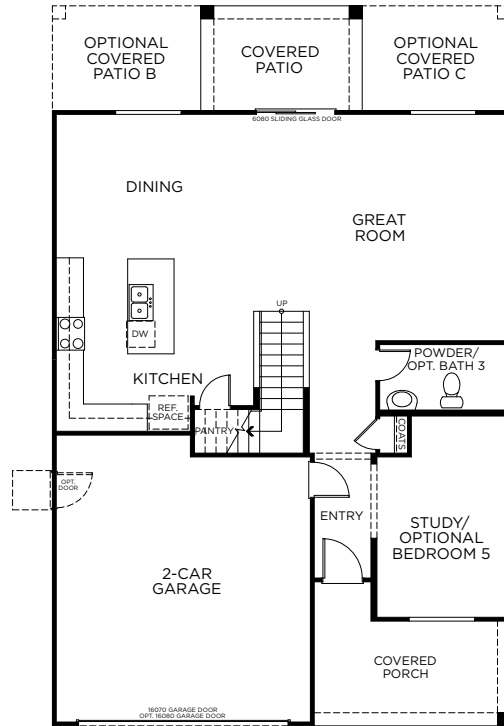
2,624 Square Feet

4 – 5 Bedrooms + Loft + Study

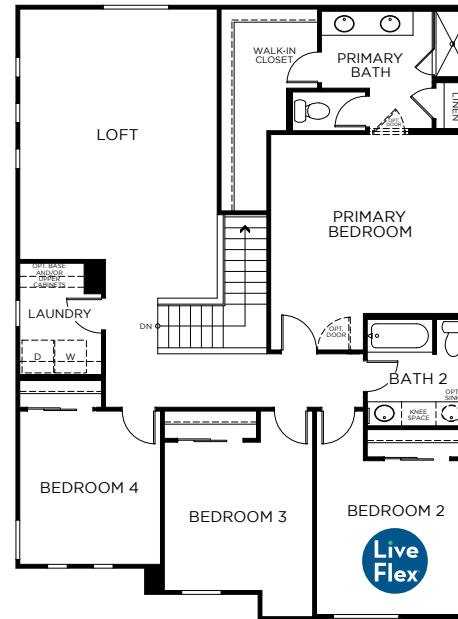
2.5 – 3 Baths

2-Car Garage

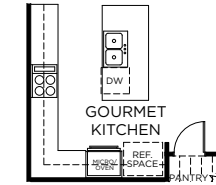
FIRST FLOOR



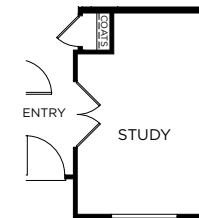
SECOND FLOOR



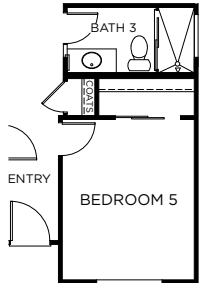
OPTIONAL FEATURES



Optional
Gourmet Kitchen



Optional
Double Doors
at Study



Optional Bedroom 5
and Bath 3 in Lieu of
Study and Powder



Optional Tub
and Shower at
Primary Bath

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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

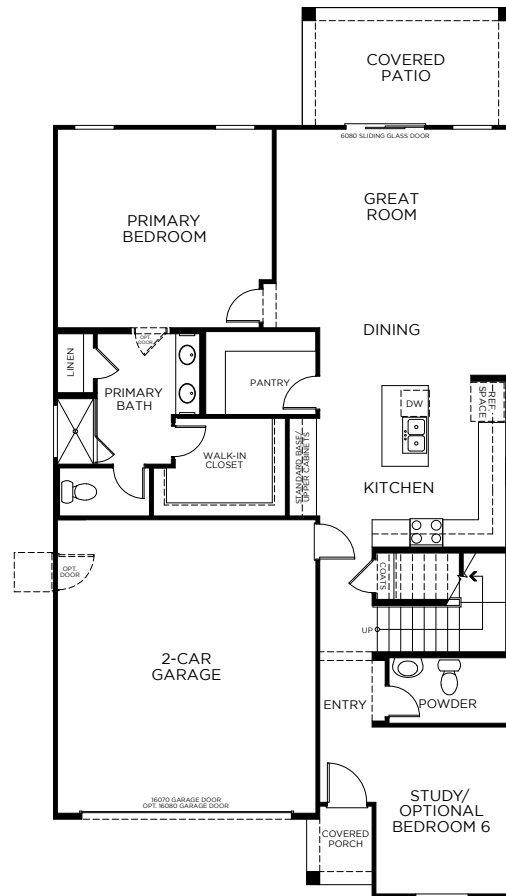
2,786 Square Feet

4 – 6 Bedrooms + Loft + Study

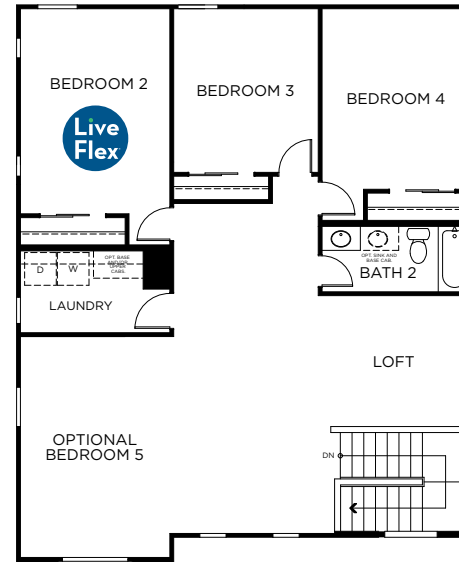
2.5 – 3 Baths

2-Car Garage

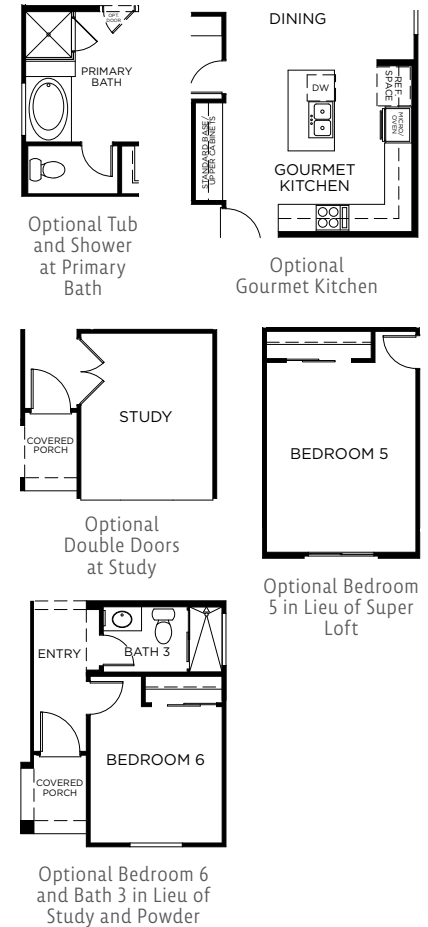
FIRST FLOOR



SECOND FLOOR



OPTIONAL FEATURES



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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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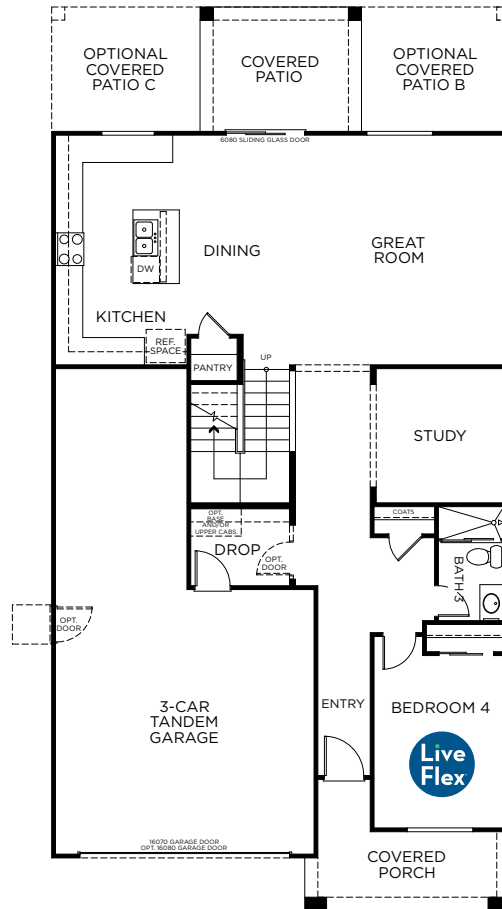
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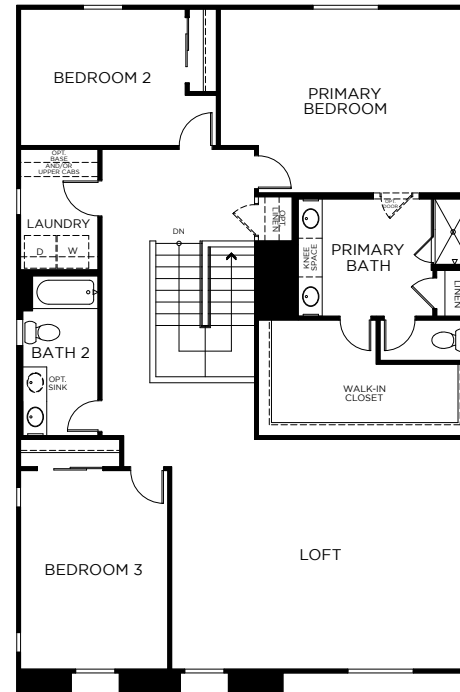
GRAND

3,018 Square Feet
4 – 5 Bedrooms + Loft + Study
3 Baths
3-Car Tandem Garage

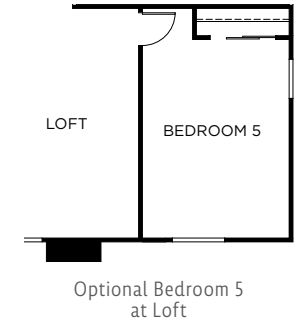
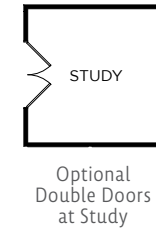
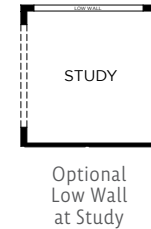
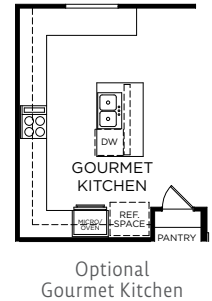
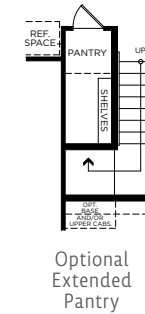
FIRST FLOOR



SECOND FLOOR



OPTIONAL FEATURES



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SITE MAP



M MODELS



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