



SUNRISE | VALLEY SERIES

COMMUNITY INFORMATION

GENERAL INFORMATION

16865 W. Cavedale Drive, Surprise, AZ 85387
At the corner of 163rd Avenue and Jomax Road
(623) 777-4091

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: 150

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

LANDSEA[®]
MORTGAGE

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 Unified School
District

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

UNIQUE Features

- LiveGen™ Suites
- First-Floor Suites
- High Performance Homes

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LANDSEA[®]
HOMES
Live in your element[®]

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 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
- Tankless Hot 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
- 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

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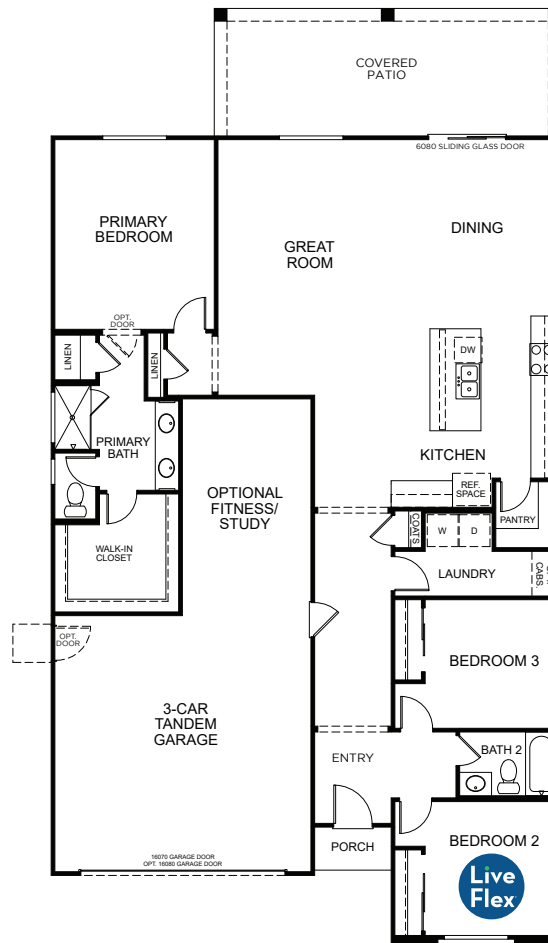
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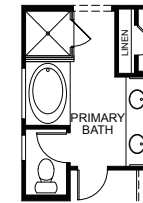
SUNRISE VALLEY SERIES

CITRUS

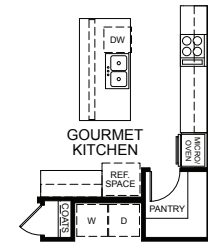
1,776 – 1,860 Square Feet
3 Bedrooms
2 Baths
3-Car Tandem Garage



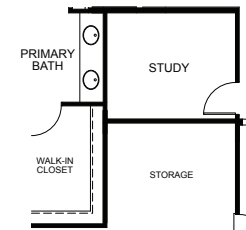
OPTIONAL FEATURES



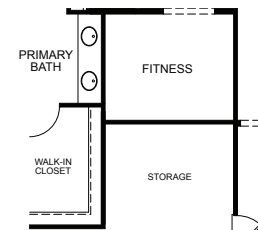
Optional Tub
and Shower
at Primary Bath



Optional
Gourmet Kitchen



Optional Study in Lieu
of Tandem Garage



Optional Fitness in Lieu
of Tandem Garage

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VALLEY SERIES

CITRUS

1,776 – 1,860 Square Feet

3 Bedrooms

2 Baths

3-Car Tandem Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION

Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

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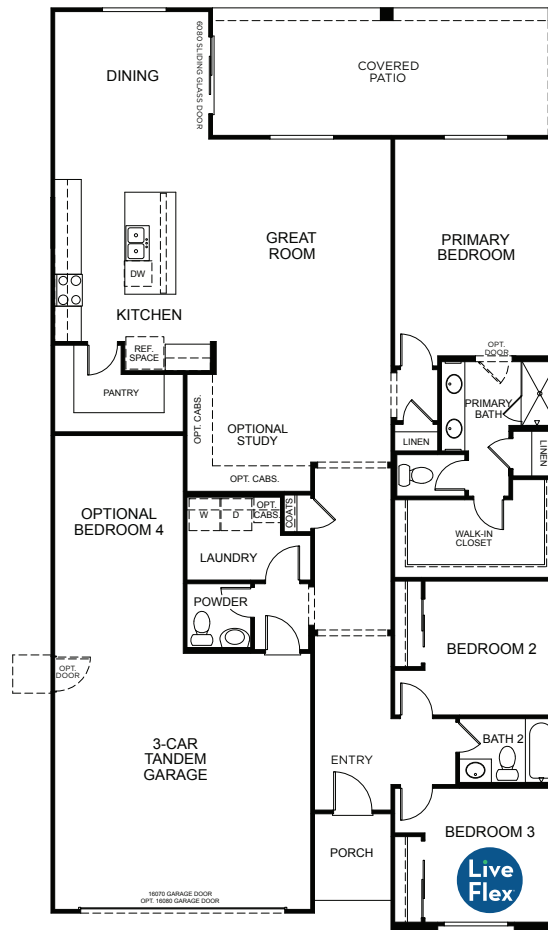
FALCON

1,939 – 2,116 Square Feet

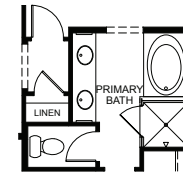
3 – 4 Bedrooms

2.5 – 3 Baths

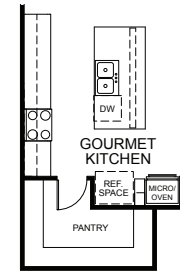
3-Car Tandem Garage



OPTIONAL FEATURES



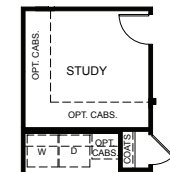
Optional Tub and Shower at Primary Bath



Optional Gourmet Kitchen



Optional Bedroom 4 and Bath 3 in Lieu of Tandem Garage



Optional Study

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VALLEY SERIES

FALCON

1,939 – 2,116 Square Feet

3 – 4 Bedrooms

2.5 – 3 Baths

3-Car Tandem Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

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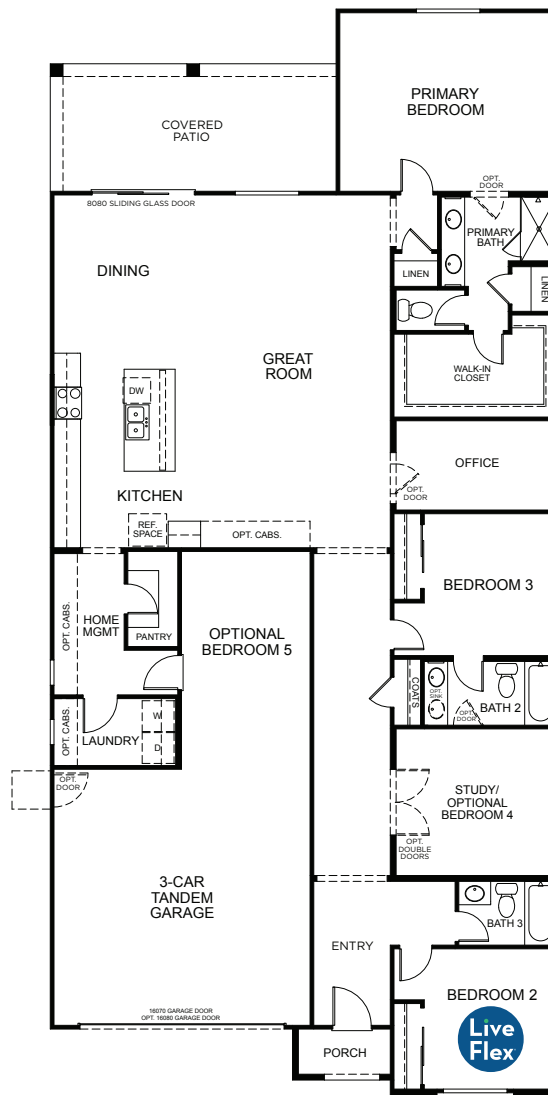
PARKER

2,359 – 2,531 Square Feet

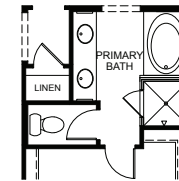
3 – 5 Bedrooms + Study

3 – 4 Baths

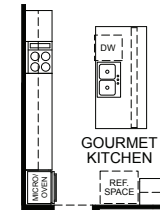
3-Car Tandem Garage



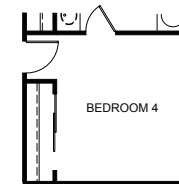
OPTIONAL FEATURES



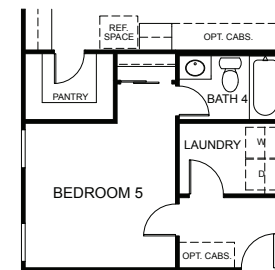
Optional Tub and Shower at Primary Bath



Optional Gourmet Kitchen



Optional Bedroom 4 in Lieu of Study



Optional Bedroom 5 and Bath 4 in Lieu of Tandem Garage

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PARKER

2,359 – 2,531 Square Feet

3 – 5 Bedrooms + Study

3 – 4 Baths

3-Car Tandem Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION


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DESERT PRAIRIE ELEVATION

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PRESCOTT

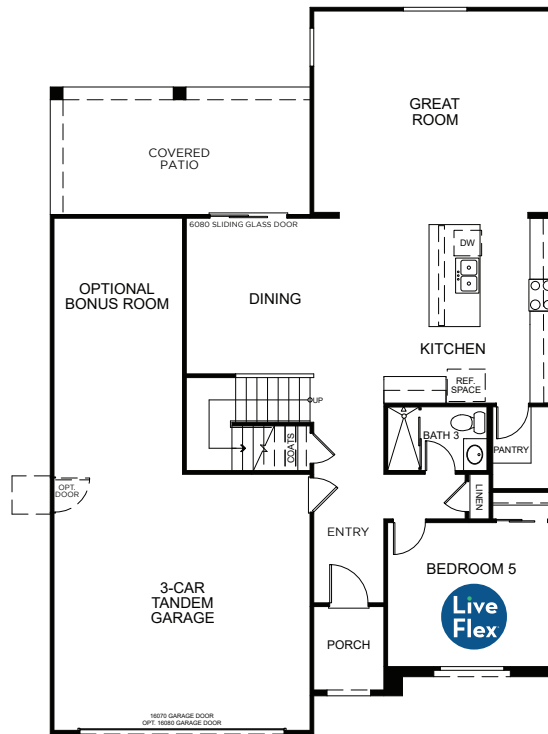
2,551 – 2,684 Square Feet

5 Bedrooms + Study

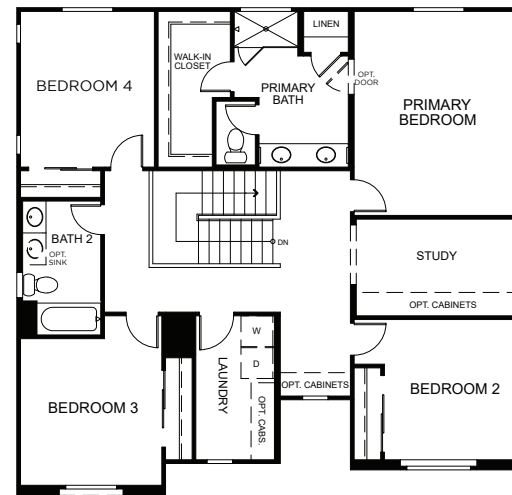
3 Baths

3-Car Tandem Garage

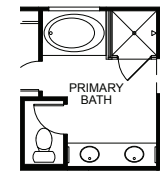
FIRST FLOOR



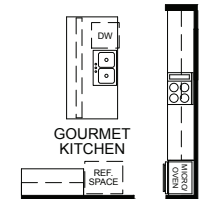
SECOND FLOOR



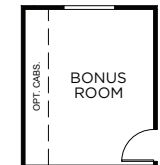
OPTIONAL FEATURES



Optional
Tub and Shower
at Primary Bath



Optional
Gourmet Kitchen



Optional Bonus
Room in Lieu of
Tandem Garage

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PRESCOTT

2,551 – 2,684 Square Feet

5 Bedrooms + 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 VALLEY SERIES

MONUMENT

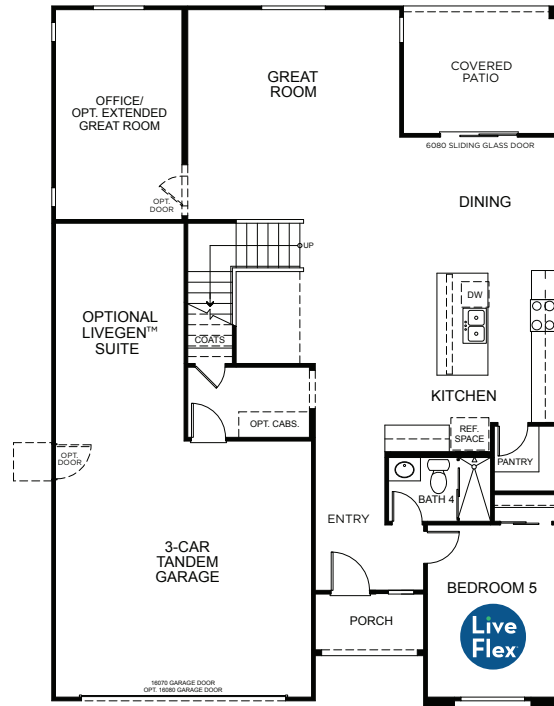
2,868 – 3,045 Square Feet

5 – 6 Bedrooms + Loft + Office

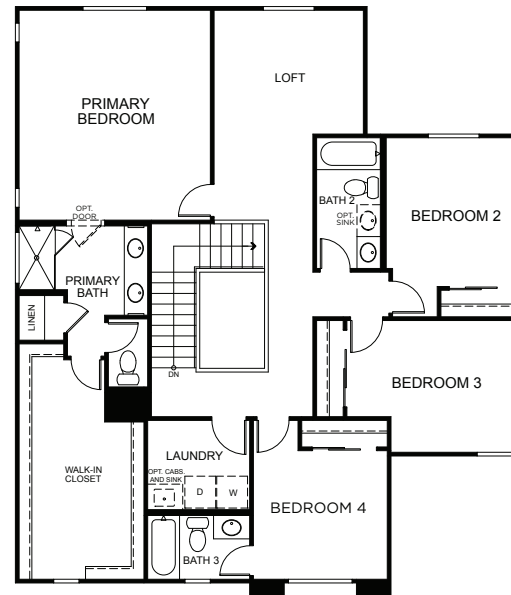
4 – 5 Baths

3-Car Tandem Garage

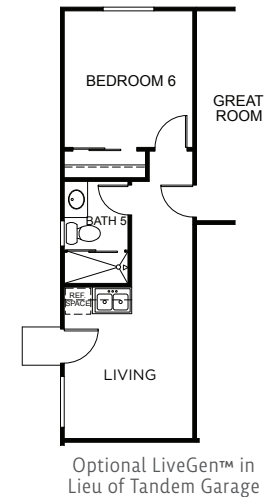
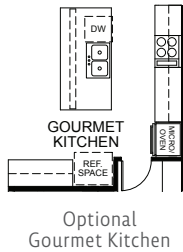
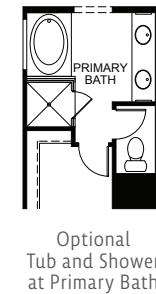
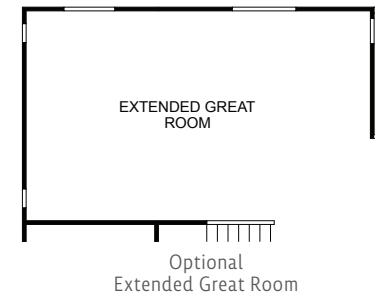
FIRST FLOOR



SECOND FLOOR



OPTIONAL FEATURES



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2,868 – 3,045 Square Feet

5 – 6 Bedrooms + Loft + Office

4 – 5 Baths

3-Car Tandem Garage



SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

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SITE MAP



M MODELS



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