

The Villages

AT NORTH COPPER CANYON

VALLEY SERIES

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

The Villages at North Copper Canyon | Valley Series

FACT SHEET

GENERAL INFORMATION

23193 N. 183rd Drive, Surprise, AZ 85387
At the corner of 183rd Avenue and Villa Hermosa Lane
(623) 265-5788

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

Total Number of Homes: 122

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®
MORTGAGE

Powered by NFM Lending

(888) 577-5977

getapproved@landseamortgage.com

AMENITIES

Swimming Pool	Great Lawn	Restrooms
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
Loft
Studies
Covered Patios

Optional Gourmet Kitchens
Guest Suites
Optional LiveGen™ Suites

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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
- Front Door Smart Lock
- 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
- 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-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

- 50-Gallon 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
- ecobee Video Doorbell
- 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

6/1/2025

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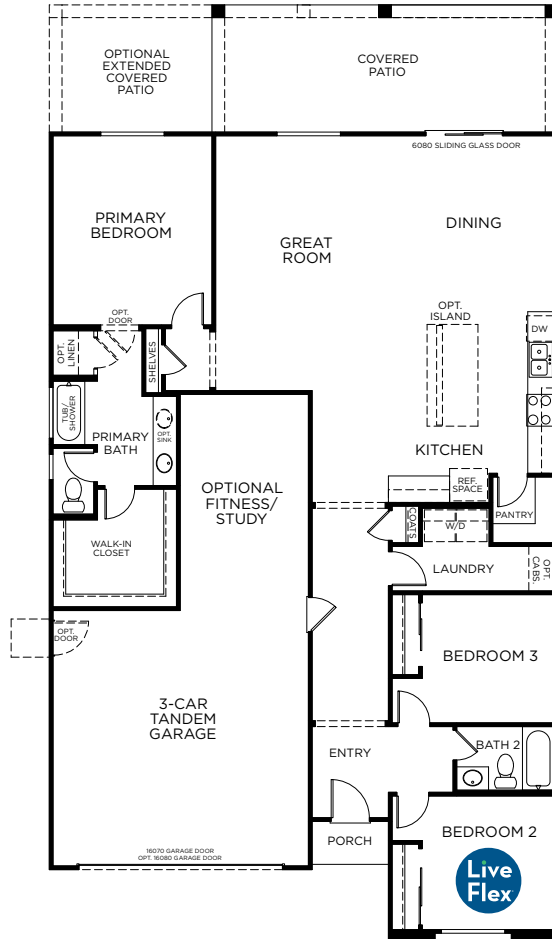
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CITRUS

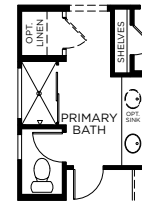
1,776 – 1,860 Square Feet • 3 Bedrooms • 2 Baths • 3-Car Tandem Garage



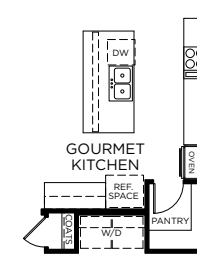
OPTIONAL FEATURES



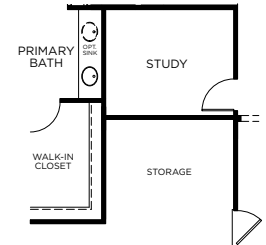
OPTIONAL
TUB AND SHOWER
AT PRIMARY BATH



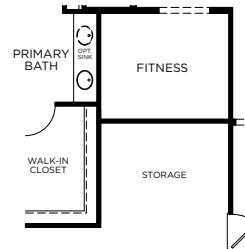
OPTIONAL
WALK-IN SHOWER
AT PRIMARY BATH



OPTIONAL
GOURMET
KITCHEN



OPTIONAL STUDY
IN LIEU OF
TANDEM GARAGE



OPTIONAL FITNESS
IN LIEU OF TANDEM
GARAGE

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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

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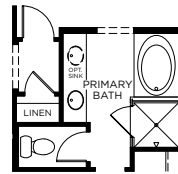
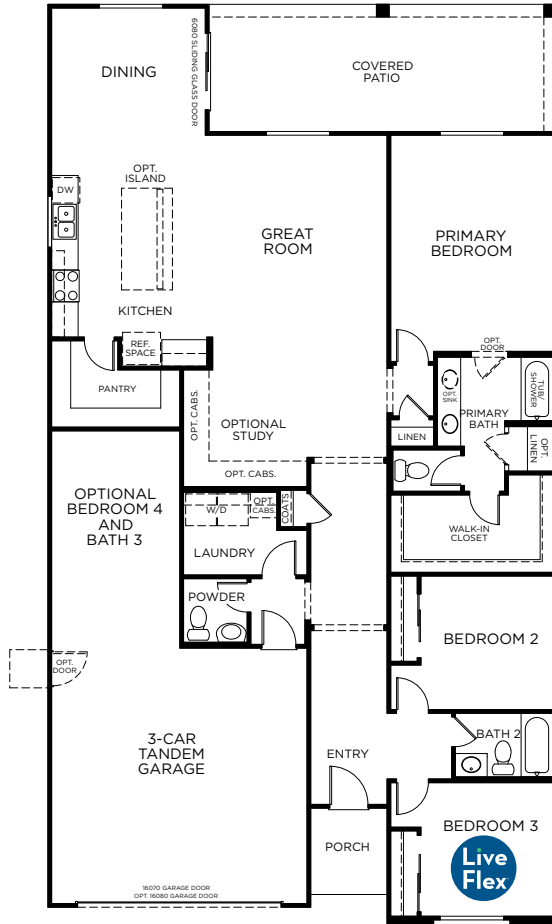
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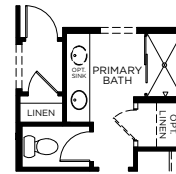
FALCON

1,939 – 2,116 Square Feet • 3 – 4 Bedrooms • 2.5 – 3 Baths • 3-Car Tandem Garage

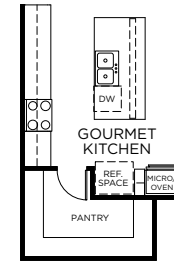
OPTIONAL FEATURES



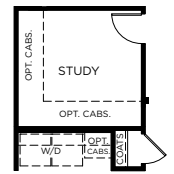
OPTIONAL
TUB AND SHOWER
AT PRIMARY BATH



OPTIONAL
WALK-IN SHOWER
AT PRIMARY BATH



OPTIONAL
GOURMET
KITCHEN



OPTIONAL
STUDY



OPTIONAL BEDROOM 4
AND BATH 3 IN LIEU OF
TANDEM GARAGE AND
POWDER ROOM

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FALCON

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SPANISH ELEVATION



CRAFTSMAN ELEVATION


Shown with optional stone



DESERT PRAIRIE ELEVATION

Shown with optional stone

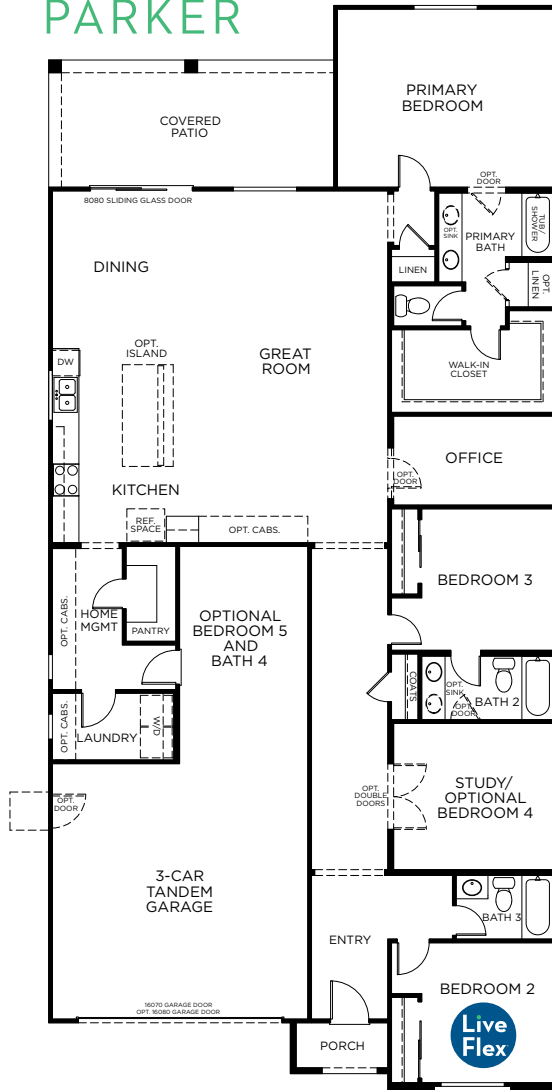
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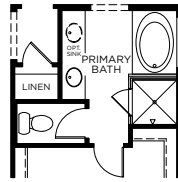
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PARKER

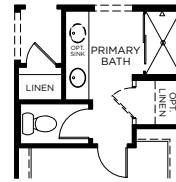


2,359 – 2,531 Square Feet • 3 – 5 Bedrooms + Study • 3 – 4 Baths • 3-Car Tandem Garage

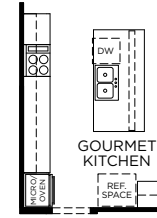
OPTIONAL FEATURES



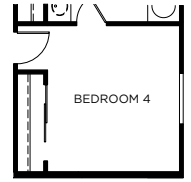
OPTIONAL
TUB AND SHOWER
AT PRIMARY BATH



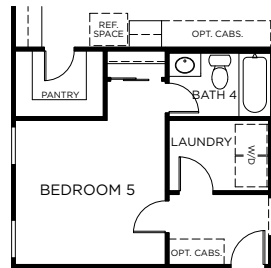
OPTIONAL
WALK-IN SHOWER
AT PRIMARY BATH



OPTIONAL
GOURMET
KITCHEN



OPTIONAL
BEDROOM 4 IN
LIEU OF STUDY



OPTIONAL BEDROOM 5
AND BATH 4 IN LIEU OF
TANDEM GARAGE AND
HOME MANAGEMENT

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PARKER

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SPANISH ELEVATION



CRAFTSMAN ELEVATION


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DESERT PRAIRIE ELEVATION

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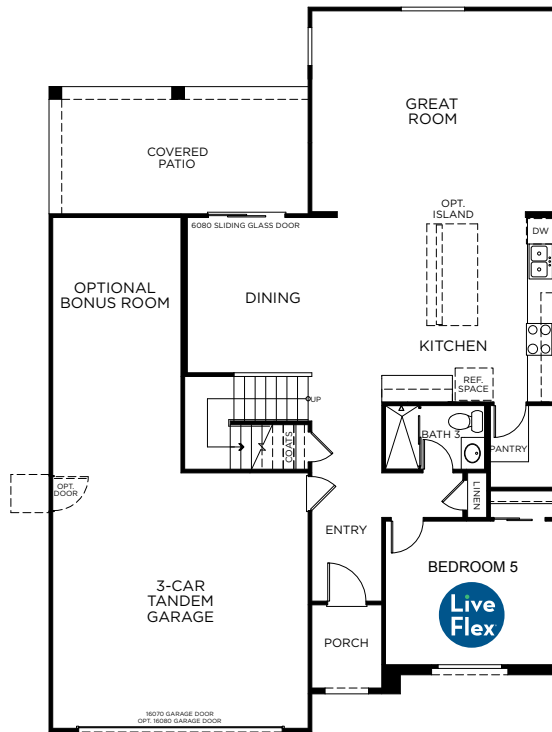
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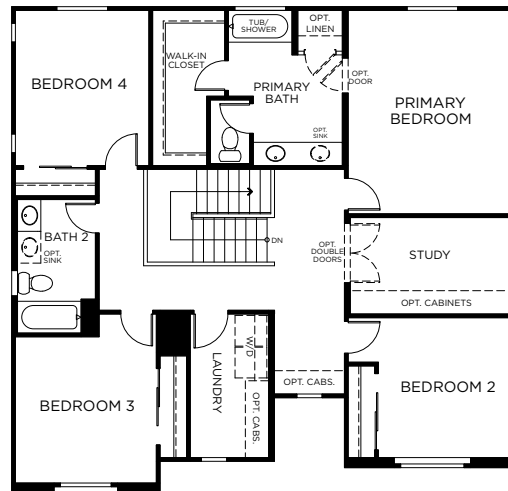
PRESCOTT

2,551 – 2,684 Square Feet • 5 Bedrooms + Study • 3 Baths • 3-Car Tandem Garage

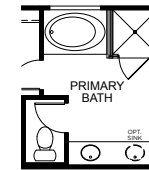
FIRST FLOOR



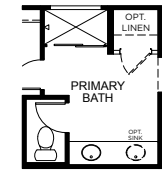
SECOND FLOOR



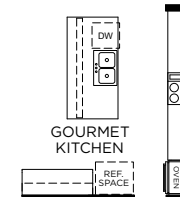
OPTIONAL FEATURES



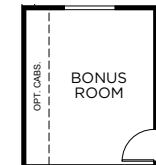
OPTIONAL
TUB AND SHOWER
AT PRIMARY BATH



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TANDEM GARAGE

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The Villages at North Copper Canyon | Valley Series

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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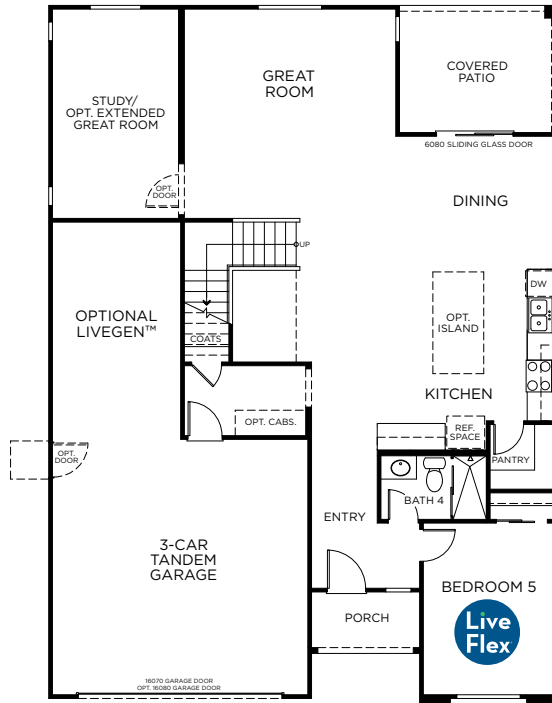
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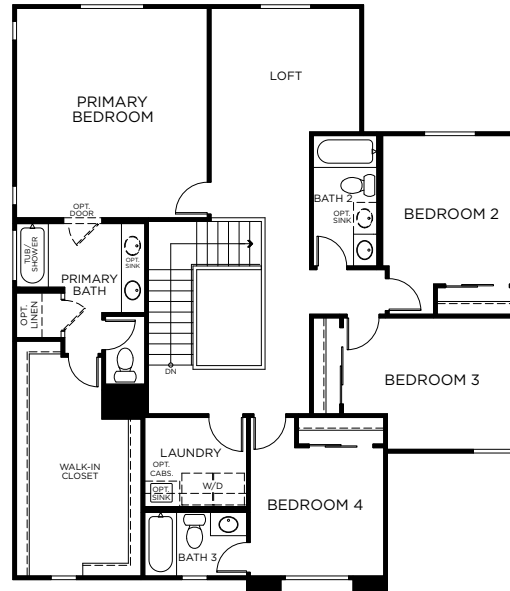
MONUMENT

FIRST FLOOR



2,868 – 3,045 Square Feet • 5 – 6 Bedrooms + Loft + Study • 4 – 5 Baths • 3-Car Tandem Garage

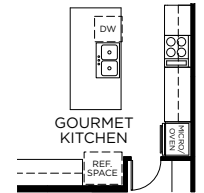
SECOND FLOOR



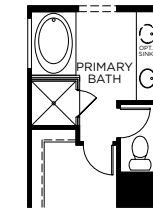
OPTIONAL FEATURES



OPTIONAL EXTENDED GREAT ROOM IN LIEU OF STUDY



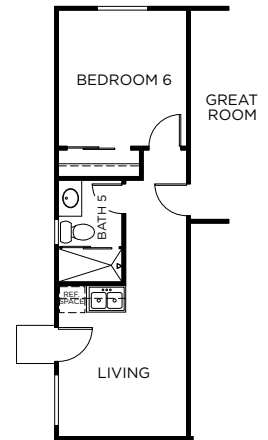
OPTIONAL GOURMET KITCHEN



OPTIONAL TUB AND SHOWER AT PRIMARY BATH



OPTIONAL WALK-IN SHOWER AT PRIMARY BATH



OPTIONAL LIVEFLEX™ SUITE IN LIEU OF TANDEM GARAGE

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The Villages

AT NORTH COPPER CANYON

VALLEY SERIES



NORTH

MAP NOT TO SCALE



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