



COURTLAND



MAPLE

at North Copper Canyon

ALL SINGLE STORY PLANS

***UP TO 3.5% OF PURCHASE PRICE TOWARDS
FINANCING & CLOSING COSTS***

BRISAS

Single-Story, 3 Bedrooms, 2 Baths, Great Room, Dining
Two Car Garage *Approx. 1,339 Square Feet*

BASE PRICE

A - \$ 359,000

B - \$ 363,000

C - \$ 363,000

HERMOSA (MODEL HOME)

Single-Story, 3 Bedrooms, 2 Baths, Great Room, Dining
Two Car Garage *Approx. 1,523 Square Feet*

A - \$ 368,000

B - \$ 371,000

C - \$ 371,000

KATMAI (MODEL HOME)

Single-Story, 3 Bedrooms, 2 Baths, Flex, Great Room, Opt. 4th Bedroom
Two Car Garage *Approx. 1,660 Square Feet*

A - \$ 378,000

B - \$ 380,000

C - \$ 381,000

RINCON

Single-Story, 3 Bedrooms, 2.5 Baths, Flex, Opt. Hobby Room
Opt. 4th Bedroom, **Three Car Tandem Garage** *Approx. 1,886 Square Feet*

A - \$ 395,000

B - \$ 397,000

C - \$ 398,000

NEWPORT (MODEL HOME)

Single-Story, 3 Bedrooms Plus Flex Space, 2.5 Baths, Opt. 4th Bedroom
Three Car Tandem Garage *Approx. 1,965 Square Feet*

A - \$ 399,000

B - \$ 403,000

C - \$ 403,000

SALES ARE CONDITIONAL UPON BUYERS RECEIPT AND ACCEPTANCE OF THE ARIZONA SUBDIVISION PUBLIC REPORT

Sales Office

BY APPT ONLY – PLEASE CALL

Models - 18175 W Avenida Del Sol, Surprise AZ 85374

Phone: 602-586-8784 / 480-862-6245

Sales Team – Caruso Real Estate

Colleen Caruso - Cell: 602-586-8784

VyVy Vo - Cell: 480-862-6245

HOA Fee is \$62/Monthly

All purchaser incentives provided by Courtland Communities require the utilization of VIP Mortgage, Inc where new home financing is necessary. Final Purchase Price may vary from published list because of options, upgrades, lot location/size premiums and special incentives. To continually improve our plans and due to the possibility of material shortages, there may be existing or future changes made in the building products, materials, methods, or designs used in our homes which are not reflected in our models. Such modifications, as well as price changes, may be made without notice. Therefore, please consult one of our Sales Executives for the latest information. PLEASE NOTE: The enclosed materials are reproduced from artists' renderings. All measurements shown are approximate. The location, size and existence of doors, windows, walls, and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, benefits, incentives, and locations are subject to change without notice. Complete plans are available for inspection upon request.

Sales by Caruso Real Estate (ADRE #LC703895000) Designated Broker – Colleen Caruso

REVISED 4/23/24

MAPLE AT NORTH COPPER CANYON

Exceptional Exterior Features

- **LARGE COVERED PATIO**
- **LIFTMASTER GARAGE DOOR OPENER**
- Eagle Low Maintenance Concrete Roof Tile with 50-yr Limited Warranty
- Lace stucco application on all sides with sand finish pop-outs on front of home
- Front Yard Desert Landscape Package with Automatic Drip System – selected upon closing
- 2" PVC pipe under driveway for future drip system
- Masonry Block Fence Enclosing Rear Yard for Privacy and Security along w/ 4' Wrought Iron Gate with Redwood Slats on Garage Side of Home
- Hose Bib in front and back yards
- Weather-proof receptacles (front and rear of home)
- Energy efficient, low maintenance 8' Tall Fiberglass Front Door w/ Security Viewer
- Engineered Post Tension Slab - 3000 PSI Slab Foundation

Impressive Interior Features

- **9' CEILINGS**
- **LED DOWNLIGHTS (locations may vary per floor plan)**
- Satin Nickel Interior Light Fixtures
- 8' high Entry Doors and Sliding Glass Doors per plan
- Kwikset Athens Satin Nickel Interior Door Knobs w/ Matching Hinges
- Rounded Drywall Corners Including Windows
- Finished Garage Interior
- Rocker Light Switches
- Painted Wood shelving in closets, pantries & linens
- Aquapex® Plumbing
- Preferred Copper Wiring (110 volt circuits)
- 200 Amp electrical service
- Conveniently pre-wired for Two TV and Two Telephone outlets
- Pre-wired for Ceiling Fan Outlet w/ 1 Switch in Family Room and Owners Suite
- GFI outlets in bath, kitchen, and garage for safety
- Smoke detectors per municipal code for family safety
- 220 Volt Electric Dryer Outlet with recessed vent
- Hand skip troweled texture on walls and ceiling
- 18" Ceramic Tile Flooring at Entry, Kitchen, Laundry, Bath, and Halls
- Wall-to-wall carpeting in choice of designer colors in great room, flex, and all bedrooms

Elegant Bathrooms

- **CULTURED MARBLE BATH VANITIES**
- **DOUBLE VANITIES AT OWNERS BATH**
- Raised Vanity in Master Bath
- Delta Stainless Bath Fixtures in all Bathrooms
- Satin Nickel Bath Accessories
- Elongated Toilets

Kitchens, Pantries, and Laundry Rooms

- **36" UPPER CABINETS w/ 2" CROWN MOLDING**
- **CABINET OVER REFRIGERATOR**
- **GRANITE COUNTERTOP W/ 4" BACKSPLASH**
- Kitchen Island
- **LED DOWNLIGHTS**
- **UPGRADED SINGLE LEVER PULL OUT FAUCET**
- Stainless Steel Appliances - Electric Range w/Self-Cleaning Oven, **Microwave mounted over Range,** and Dishwasher
- Birch Cabinets
- Two-compartmented Stainless Steel Undermount Sink
- Waterline for Refrigerator Icemaker
- Spacious Pantry per plan

Energy Star® Features

- **HIGH EFFICIENCY 14 SEER AIR CONDITIONING**
- **WIFI THERMOSTAT**
- 50 Gallon Electric Water Heater
- Wood frame construction with energy efficient R-19 exterior wall system
- R-30 Ceiling Insulation over Livable Areas
- Radiant Barrier in attic
- Low E Solar Therm Almond Ultra Lt Vinyl Windows with Bug Screens
- Water Conserving Plumbing Fixtures

Some Available Custom Choices

- CUSTOMIZE YOUR INTERIORS
- Interior Two Tone Paint Options
- Stone and Brick per Elevation
- Exterior Coach Lights
- Garage Service Door
- Please ask your Sales Executive for a complete list of options and their prices to customize your new home

Revised: 4/23/2024