

SILVA ESTATE PRICING



| Floorplan | Description | Base Price |
|---|---|------------------|
| THE AGUILA Plan 2497 Model | 2,497 square feet, Single Story | Elev A \$389,950 |
| | 4 Bedrooms and 2.75 Baths, 3-Car Garage | Elev B \$393,950 |
| | Gourmet Kitchen, 4-Car Garage, Den, Master Tub / Shower and Extended Patio Options | Elev C \$389,950 |
| THE BELMONT Plan 2628 | 2,627 square feet, Single Story | Elev A \$399,950 |
| | 3 Bedrooms and 2.5 Baths, 3-Car Garage | Elev B \$403,950 |
| | Gourmet Kitchen, 4-Car Garage, Den, Master Tub / Shower, Dining Room and Extended Patio Options | Elev C \$399,950 |
| THE CAMELBACK Plan 2861 | 2,861 square feet, Single Story | Elev A \$422,950 |
| | 4 Bedrooms and 3.5 Baths, 3-Car Garage | Elev B \$426,950 |
| | Gourmet Kitchen, Bedroom 5, Tub / Shower, Dining Room and Extended Patio Options | Elev C \$422,950 |
| THE DRAGON Plan 2880 Model | 2,879 square feet, Single Story | Elev A \$412,950 |
| | 4 Bedrooms and 2.75 Baths, 3-Car Garage | Elev B \$416,950 |
| | Gourmet Kitchen, 4-Car Garage, Den, Tub / Shower, Dining Room and Extended Patio Options | Elev C \$412,950 |
| THE EMPIRE Plan 2929 Model | 2,929 square feet, Single Story | Elev A \$428,950 |
| | 4 Bedrooms and 3 Baths, 4-Car Garage | Elev B \$432,950 |
| | Gourmet Kitchen, Bedroom 5 / Bath 4 / 3-Car Garage, Den, Master Tub / Shower and Extended Patio Options | Elev C \$428,950 |

Please call for up-to-date incentive information.

Phase 1
4/27/19



Realtors must accompany and register clients on first visit. Pricing and availability may vary or change without notice. Optional items/upgrades are an additional cost. This is not an offer for sale nor solicitation of an offer to buy to residents without prior inspection of an Arizona Subdivision Public Report and/or of any state or province in which registration and other legal requirements have not been fulfilled. Maps and plans are not to scale and all dimensions and square footage figures are approximate. Specific home features may vary. Elliott Homes reserves the right to substitute or change equipment, materials, appliances, features, amenities, floor plans, site plans, assessment and fees, planned amenities, conceptual artists renderings, photos, and community development plans without prior notice. See sales representative for further information and visit ElliottHomes.com. Buyers must pre-qualify with preferred lender for any incentives offered. Some restrictions apply. ©2016 Elliott Homes.



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ALL INCLUDED!**SILVA ESTATE FEATURES**

Silva Estate is a gated enclave of large lots with breathtaking mountain views and hiking trails. Just 10 minutes from bustling downtown Phoenix, Silva Estate homes feature five single-story open floor plans, with three to four bedrooms and up to three and a half baths. Three- or four-car garages are included (per plan.)

Because Elliott Homes is committed to understanding how people live in our homes, floor plans are designed for convenience and smooth traffic flow between rooms.

Elliott Homes remains in the forefront with energy-efficient components and building materials, surpassing the code requirements many builders use as a guideline. Using the Home Energy Rating Score (HERS), Elliott Homes saves significantly on utility costs. By building homes with a tighter seal and including materials and appliances that reduce energy waste, Elliott Homes enables buyers to purchase the home of tomorrow ... today.

GRACIOUS LIVING AREAS

Two-panel interior doors with satin nickel finish hardware ◆

18"x18" ceramic tile flooring in entry, kitchen, great room, dining, laundry and baths ◆ E

High-efficiency LED lighting throughout ★

3 1/4" contemporary base moldings ◆ E

Two-tone decorator-selected Dunn Edwards (Versa Wall) paint throughout ◆ E

Wall-to-wall carpet in master suite / closet, bedrooms / closets, and formal dining (plan 2929) ◆

Ceiling fan with overhead LED lighting on separate switch and remote

TV and phone/internet jack at great room

USB port at great room

ELEGANT KITCHEN

One-compartment undermount stainless steel farmhouse sink with stainless steel single-lever Delta® touch-control pull-out faucet ◆ E

Stainless steel Whirlpool® appliances (gas or electric range, microwave and dishwasher) ★

LED flush ceiling mount fixtures (per plan) ★ E

Refrigerator ice maker line

1/3 hp garbage disposal

Preplumbed for reverse osmosis drinking water system with storage shelf in garage E

Granite countertops with 4" backsplash ◆ E

Oversized island with waterfall granite top (plans 2497, 2929)

Maple cabinetry with 42" uppers, recessed-panel, and hardware; 2" crown molding ◆

Walk-in pantry

LUXURIOUS MASTER SUITE

Oversized room with coffered ceiling treatment and barn door to master bath

Wall outlet with switch

Walk-in closet

Wall-to-wall carpet

Ceiling fan with overhead LED lighting on separate switch and remote

TV and phone/internet jack; USB port

RICHLY APPOINTED MASTER BATH

Framed vanity mirrors, per plan, and built-in medicine cabinets

Executive-height master bath vanity with granite countertop and 4" backsplash and white rectangular undermount sinks E

Maple cabinetry with recessed-panel

Delta Watersense® stainless fixtures with energy-efficient, low-flow faucets and shower head ◆

Walk-in tile shower with rain head and wall-mount hand shower

High-efficiency elongated toilet ◆ E

Exhaust fan ★

◆ SRP Energy Star Partner feature

◆ Professional Interior Designer-selected

E Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature

★ Technology

★ ENERGY STAR qualified products are more energy efficient without sacrificing performance

◆ The U.S. Environmental Protection Agency (EPA) WaterSense products save water without sacrificing performance or quality

SPACIOUS FAMILY BEDROOMS

Walk-in closet (per plan)

Wall outlet with switch

Prewire for ceiling fans

Wall-to-wall carpet

TV and phone/internet jack

FAMILY BATHS

Framed vanity mirror and built-in medicine cabinet

Granite countertop, 4" backsplash and white rectangular undermount sink(s) (per plan)

Maple cabinetry with recessed-panel

High-efficiency elongated toilet ◆ E

Stainless Delta® fixtures with energy-efficient, low-flow faucets and shower head ◆

Combination shower and tub, tile surround (per plan)

EXTERIOR ENHANCEMENTS

8' two-panel insulated entry door with decorative privacy glass and Kwikset® SmartKey deadbolt lockset

Kwikset® SmartKey deadbolt locks on all exterior doors (excluding sliders) E

LED coach lights

GFCI in garage, entry and back patio

Dunn Edwards exterior flat paint (Sparta Shield) with UltraKote stucco sealer E

Boral® energy-efficient roof system with Color Thru Concrete Tile ★ ◆

Fully enclosed, textured and painted interior three- or four-car garage (per plan) E

Themed eight-foot sectional roll-up garage doors (clear windows with elevation B only) E

Garage door opener at two-car and one-car bay E

Garage service door (location per plan)

Front yard landscaping with automatic irrigation

Spacious covered patio E

Random lace stucco finish with sand finish pop-outs and brick or stone veneer accents, per plan and elevation ◆

CUSTOM CONSTRUCTION FEATURES

Post-tension slab

2 x 6 exterior framing (livable only)

Ten-foot / twelve-foot high flat ceilings (per plan)

Radius corners on all walls and windows with Santa Fe finish

Energy-saving dual pane Low-E vinyl windows with grids and sliding glass door with bug screens (per plan / elevation) ◆ E

R-20 encapsulated spray foam (SWD Quick Shield spray foam "conditioned attic" comparable to R-40 fibrous insulation, but with superior air infiltration and heat transfer quality) with R-13 spray foam exterior wall. Total overall exterior wall insulation R-19 and R-6 duct insulation ratings ◆ E

Rinnai® tankless gas hot water heater ★ E

Hose bibs at front and rear yards / water main shutoff at garage interior

200 AMP electrical service with duplex GFCI outlet ★

Pex plumbing system

4' wide long-lasting composite slatted wrought iron gate E

Sturdy block fence enclosing rear yard for privacy and security

Gas forced air heating system, 15 seer with programmable WiFi thermostat E

Clothes dryer vent with electric outlet

Full-size laundry room with base cabinets, upper shelf and rod, granite top, one-compartment undermount stainless steel farmhouse sink and pull-out faucet (per plan) E

Continuous ventilation system ◆ E

Centrally located OnQ structured wire panel with Cat-6 phone and TV to allow wireless Internet connection with expansion capability for TV-cable or phones

Touch-screen security system (does not include monitoring) E

Energy Star third-party inspected / certified E

Smoke and carbon dioxide detectors for family safety

Although all features may not apply to all plans due to design configurations and architectural styling, you will find a wealth of luxury features included in every Elliott Home. Please consult your Sales Representative for a complete options list and to determine if a particular feature is offered in the home you desire. Special features and decorator items in model homes are not included (wallpaper, mirrors, wall treatments, furniture and special walk-finishing).