

# SERENITY

*You have arrived.*

*serenityfultonranch.com*

## FULTON RANCH

### *Exclusive Luxury Features*

#### *Energy Saving Features*

- Energy Star Version 3 Standards
- Natural Gas by Southwest Gas
- High Efficiency Gas Furnace
- 50 Gallon Gas Hot Water Heater
- GE Energy Star Rated Appliances
- R20 Exterior Wall Insulation
- R38 Ceiling Insulation
- Radiant Tech Shield Barrier in Attic
- High Efficiency 14 SEER Lennox AC System
- Honeywell Wi-Fi Controllable Thermostat
- Dual Pane Low-E Windows
- EPA Water Sense Low Flow Plumbing Fixtures
- Durable Aqua-Pex Plumbing System
- CFL Light Bulbs at all Light Fixtures except Bath Lights
- Building Performance Sealant at Windows, Doors and Exterior Walls

#### *Quality Construction Highlights*

- **2-10 HOME BUYER WARRANTY INCLUDED**
- Mediterranean Inspired Architectural Elevations
- Expansive Covered Patios and Balconies (per plan)
- Sand Stucco Finish w/Decorative Stone
- Premium 100% Acrylic Exterior Paint
- Thru Color S Profile Roof Tile
- 8 Foot Designer Front Door with Raised Panels
- Engineered Post Tension Slab Foundation
- 2-Car Direct Access Garages - Finished & Painted
- Insulated Garage Door w/ Opener & Transmitters
- Fire Sprinklers and Monitored Fire Alarm System
- Smoke and Carbon Monoxide Detectors
- Lush Community Maintained Landscaping

#### *Luxurious Baths*

##### **Master Bath Features:**

- Drop-In Vikrell Soaking Tub & Glass Enclosed Shower
- Executive Height Vanities at Master Bath
- Cultured Marble Countertops w/Bullnose Edge
- Framed Vanity Mirrors at Master and Powder Baths
- 14 x 36 Frameless Mirrored Medicine Cabinet
- Moen Bath Faucets/Fixtures - Chrome
- Private Water Closet w/Elongated Toilets

##### **Secondary Baths:**

- Tub/Shower Combo w/ Cultured Marble Surrounds
- Cultured Marble Countertops w/Bullnose Edge
- 42" Expansive Plate Glass Mirrors
- Moen Bath Faucets/Fixtures - Chrome
- Elongated Low Flush Toilets

#### *Distinctive Interiors*

- **4 NEW PLANS - Beautifully Designed , Spacious and Refined**
- 10 Foot Ceiling Height - Ground Level - Most Areas
- 9 Foot Ceiling Height - Second Level - Most Areas
- Wall of Windows - Sliding Glass Doors - In Select Plans
- Luxurious Owner Retreat w/Balcony/Patio Access
- Well Appointed Master Bath w/ Spacious Walk-In Closet
- Upgraded 18 x 18 Ceramic Tile at Entry, Kitchen, Baths and Laundry Room
- Plush Wall to Wall Carpeting
- 4 ¼" Contemporary Baseboards
- Rounded Drywall Corners Throughout
- Raised Panel Designer Doors
- Schlage Seville Lever Interior Door Hardware - Brushed Nickel
- Structured Wiring Package at 4 Locations
- Prewired for Ceiling Fans at Bedrooms and Family Room
- Designer Lighting Fixture Package - 2 Standard Choices

#### *Gourmet Kitchens*

- **GE Deluxe Stainless Steel Gas Range Oven**
- **GE Deluxe Stainless Steel Built-In Microwave**
- **GE Deluxe Stainless Steel Energy Star Dishwasher**
- Birch Recessed Panel Cabinet Doors w/36" Uppers
- Cabinet Door Hardware w/Several Choices - Included
- Soft Touch Closing Cabinetry Included
- Granite Slab Countertops w/laminated 2cm Edge
- Stainless Steel Sink - Extra Deep w/Double Bowls
- Moen Arbor Pullout Faucet - Chrome
- Pre-plumbed for Reverse Osmosis and Soft Water
- Water Line for Ice Maker at Refrigerator
- Recessed Lighting w/CFL Bulbs
- Expansive Kitchen Islands - In Select Plans
- Deluxe Gourmet Kitchen Packages Available

#### *Community Amenities*

- *Experience The Best In Private, Gated, Carefree Living*
- *Convenient Lifestyle - Lock & Leave or Stay and Play*
- *Resort Style Heated Pool & Spa, Clubhouse, Fitness Studio*
- *Lush Green Spaces w/Gathering Areas & Gas BBQs*
- *Connected to Miles of Beautifully Landscaped Walking & Biking Trails w/in the Prestigious Fulton Ranch Master Plan*
- *Walk to Restaurants, Salons, Shopping and Dining*
- *Close to everything the SE Valley and Phoenix has to offer: High Tech Employment Corridor, Championship Golf, Arts & Entertainment, Outdoor Activities, Professional Sports, etc.*

**ASK SALES ASSOCIATE FOR A LIST OF AVAILABLE UPGRADES**



Sales by Cambridge Properties, Inc., Keith Mishkin, Broker. Construction by A & J Companies LLC - AZROC 257091 KB2

In an effort to continuously improve, Seller reserves the right to change product design, floor plans, elevations, features, materials, specifications, locations and size without notice. All references to dimensions and square footages are approximate and may vary in actual construction. Floor plan & elevation renderings are conceptual drawings; they are not intended to show specific detailing and may vary from actual plan. Prices, terms, incentives and availability are subject to change without notice. Buyer to rely on his or her own evaluation of usable area. Serenity Development, LLC. 3/1/2016

