



THE ESTATES AT ANNECY

EXPERIENCE THE K. HOVNANIAN ENERGY DIFFERENCE

The Estates at Annecy

On Power Road, between McKellips Road and Brown Road

6918 E. Ivyglen St., Mesa, AZ 85207

Sales Office: (480) 275-8413

Sales Consultant:	Matthew Torel	Cell: (602) 881-7839
	Romie Tealdo	Cell: (602)881-7832

Blackridge	2,809 sq. ft.	<i>Spanish</i>	\$ 347,990
Single level, 3 Bedrooms, Den, 2.5 Baths, 3-Car Garage		<i>Mediterranean</i>	\$ 354,990
		<i>French Country</i>	\$ 358,990
Cornerstone	3,008 sq. ft.	<i>Spanish</i>	\$ 358,990
Single level, 4 Bedrooms, 3 Baths, 3-Car Garage		<i>Mediterranean</i>	\$ 367,990
	<i>Model</i>	<i>French Country</i>	\$ 369,990
Ridgerock	3,245 sq. ft.	<i>Spanish</i>	\$ 367,990
Single level, 4 Bedrooms, Den, 3 Baths, 3-Car Side Turn Garage		<i>Mediterranean</i>	\$ 379,990
		<i>French Country</i>	\$ 385,990
Northstone	3,398 sq. ft.	<i>Spanish</i>	\$ 379,990
Single level, 3 Bedrooms, Flex Room, 3.5 Baths, 3-Car Garage		<i>Mediterranean</i>	\$ 392,990
		<i>French Country</i>	\$ 382,990
Stonecrest	3,596 sq. ft.	<i>Spanish</i>	\$ 387,990
Single level, 4 Bedrooms, Flex Room, 3 Baths, 3-Car Garage		<i>Mediterranean</i>	\$ 389,990
		<i>French Country</i>	\$ 397,990
Sunridge	4,024 sq. ft.	<i>Spanish</i>	\$ 405,990
Single level, 4 Bedrooms, Hobby Room, Teen Room, 4.5 Baths, 3-Car Garage		<i>Mediterranean</i>	\$ 412,990
		<i>French Country</i>	\$ 409,990

Ask about our available detached garages, detached RV garages, detached guest suites and bonus rooms.

For additional information on The Estates at Annecy or any of our other exciting, Phoenix-area communities, visit khov.com or call (877) KHOV-NOW.

K. Hovnanian Homes reserves the right to modify home designs, materials, features and upgrades, construction methods, pricing, incentives and terms without notice or obligation. All square footages are approximate. Floor plans and elevations are artists' conceptions and are subject to change. If customer is working with a licensed real estate agent or broker, the agent or broker must accompany and register buyer on first visit to each community. No offer to purchase may be made or accepted until customer's acceptance and receipt of the Arizona Subdivision Public Report. © 2010 K. Hovnanian Great Western Homes, LLC. Equal Housing Builder. (ROC#188563). Effective: 9/16/11



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QUALITY INCLUDED FEATURES

K. Hovnanian High Performance Homes

Innovative technologies, better materials, smart designs...

- ENERGY STAR® Certified Homes
- High Performance Low-E windows with tan vinyl frames, keeping out the sun's heat and harmful ultraviolet rays
- Radiant Barrier Roof Sheathing...helping block up to 97% of the radiant heat from entering your home and increasing the efficiency of your air handling system
- HVAC units are "right-sized" to save energy and provide greater comfort-Gas/Electric 14 SEER split air conditioning system
- ENERGY STAR®-approved insulation throughout the home allowing for optimum efficiency, with R-38 blown cellulose in attic areas & R-19 insulation in exterior walls
- Honeywell® programmable digital thermostats for greater accuracy of temperature
- "Water Sense" Commodes & Faucets...an EPA-sponsored program to promote water efficiency by reducing water use in the home
- Low VOC paint, carpet and carpet pad provides improved air quality...better for you and the environment
- ENERGY STAR® Certified GE® Appliances
- CFL Light Bulbs throughout your home...using 75% less energy and generating 75% less heat than traditional bulbs
- MERV 8 Filters remove mold, dust and allergens from the air, leaving you with a cleaner, healthier home

Quality Construction Every Step of the Way

- Every K. Hovnanian home goes through multiple quality control inspections to ensure that you reply "Definitely YES!" when asked if you would recommend K. Hovnanian Homes to family and friends.
- Post tension foundation
- Aqua-Pex® Uponor plumbing system throughout
- Built-in pest tubes...now you don't have to be home to receive pest control service
- 50-gallon gas water heater
- Exterior wall framing is 2"x 6" with R-19 Insulation
- Structured wiring including 3 phone outlets (kitchen, family room/great room and master bedroom) and 3 combination outlets (family room/great room, master bedroom and one location of your choice)
- Ceiling fan pre-wires at family room/great room, master suite and one location of your choice
- Block fence with 4' wrought iron cedar plank gate at side yard
- Three exterior hose bibs included (2 standard locations and one location of your choice)
- Show your pride with an American flag and installed bracket from K. Hovnanian Homes

Exteriors & Interiors with Distinction

- Beautifully themed exteriors with professionally arranged, exterior paint schemes and sand finish stucco

- Rain gutters per plan and elevation
- Covered rear patio
- Stained, energy efficient insulated fiberglass 8' entry door with security viewer and Kwikset® Chelsea satin nickel handle set
- 18"x18" Ceramic tile flooring in foyer, kitchen, nook, all baths & utility room
- Progress® designer lighting, including Trinity Collection brushed nickel fixtures
- Recessed can lighting at kitchen and hallways
- Soaring 10-foot ceilings throughout
- 8-foot exterior doors & 8-foot, six-panel interior doors
- Kwikset® Tustin satin nickel interior door hardware
- Skip trowel drywall texture with rounded corners including windows
- Fully finished and textured garage with included garage door opener and 8-foot insulated garage door

Kitchens Perfect for Entertaining

- Kitchens designed with function and fun in mind
- Beautiful, natural granite kitchen countertops and backsplashes
- Well-crafted 42" oak cabinetry with raised panels, hidden hinge doors, dove-tail constructed drawers and bottom mount drawer glides
- Undermount stainless steel sink and Moen® Camerist stainless steel, single-lever kitchen faucet with pull-out spray
- Quality GE® appliances include range, microwave and dishwasher in choice of white or black
- Included gas hook-up to range
- Recessed can lighting in kitchens (locations vary per plan)
- Spacious pantries with painted shelving
- Reverse-osmosis pre-plumb for refrigerator ice-maker line
- 1/3 HP In-Sink-Erator Badger 1 garbage disposal

Elegant Bath Features

- Moen® Brantford designer brushed nickel bath fixtures
- Cultured marble bull-nose vanity tops with integrated bowl
- Separate tub and shower with marble surrounds included in the master baths
- Raised height, dual vanities included in the master baths
- Secondary baths feature dual vanities and marble surrounds
- Elongated EPA "Water Sense" commodes in all baths
- 42" plate glass mirrors above all vanities
- Powder baths feature pedestal sinks and beveled-edge oval mirrors (per plan)
- Spacious walk-in closets in master suites

Available Features to Personalize Your Home

- Gourmet kitchen packages (per plan)
- Iron entry doors & Multi-slide doors, allowing you to bring your indoor living space outside

See your Sales Consultant for information on additional enhancements that are available to further assist you in personalizing your new K. Hovnanian home!