

TIVOLI

AT SPECTRUM

Welcome and thank you for visiting Tivoli at Spectrum. We are excited to offer the following four thoughtfully designed, low-maintenance, contemporary themed homes that are new to the neighborhood and push the architecture envelope in the new home market.

480-447-7501 / www.TivoliGilbert.com

info@tivoligilbert.com



KOMFORT

- 3,470 SF
 - 3 BATH
 - SINGLE STORY
 - 3 CAR GARAGE
 - 4 BEDROOM
- \$579.900 - BASE PRICE**



LEVEVIS

- 3,269 SF
 - 3 BATH
 - SINGLE STORY
 - 3 CAR GARAGE
 - 4 BEDROOM
- \$549.500 - BASE PRICE**



VAERDIER

- 4,609 SF
 - 4.5 BATH
 - TWO STORY
 - 3 CAR GARAGE
 - 5 BEDROOM
- \$689.900 - BASE PRICE**



VENNER

- 4,350 SF
 - 4.5 BATH
 - TWO STORY
 - 3 CAR GARAGE
 - 5 BEDROOM
- \$659.900 - BASE PRICE**



VENTURE REI
REAL ESTATE & INVESTMENT

www.TivoliGilbert.com



If a homebuyer is working with a licensed Arizona Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Venture REI, LLC and Desert Viking Spectrum LLC reserves the right to modify interior and exterior designs, specifications, locations, sizes, and design features of floor plans and elevations. Ceiling heights and window sizes/locations may vary with exterior elevations. Pricing is subject to change without notice. Lot premiums may apply. Square footage is approximate. Illustration is artists' conception and not intended to show specific detailing. No offer is valid until accepted and approved in writing. Public Report is available on-line at www.re.state.az.us. Equal Housing Builder.

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SITE PLAN

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ESTABLISHED LUXURY FEATURES

ENERGY SAVINGS & QUALITY FEATURES

Energy Star Certified home, HERS score of 65 or lower
Southwest natural gas provided
High efficiency Lennox air-conditioning
Dual pain, Low E, Vinyl frame windows and doors
R22 total composite exterior wall system
R32 total composite ceilings with radiant barrier to reduce attic heat
Honeywell Programmable thermostats
Energy saving lighting package with CFL & LED bulbs where available
Quality Pex plumbing lines throughout the home
50 or 70 gallon gas water heater
Weather resistant fiberglass front door
Low VOC paint and flooring
Post Tension concrete slab
2 x 6 exterior wall framing
Foam covered flat roof areas for added R value

CONTEMPORARY EXTERIORS

Elegant multi-sliding glass wall opens great room to back yard patio
Dramatic exposed aggregate drive and walkways
Smooth sand finish stucco exterior
Distinct multicolored paint on all sides
Concrete tile roofing on sloped roof area
Spacious covered entry and patios
Finished 3 car garages
Contemporary garage doors
Beautiful front yard landscape package
Pre-plumbed for gas BBQ

STYLISH INTERIORS

Dramatic 14-ft and 16-ft foyer and great room ceilings (per plan)
10-ft 1st floor and 9-ft 2nd floor ceilings in main living areas
8-ft high 2 panel doors with contemporary hardware
High quality Grohe Plumbing fixtures
Square drywall corners
Santa Fe 85% drywall finishes for an elegant look
Designer 18" x 18" tile in entry, kitchen, baths, and laundry
Security system prewire
Ceiling fan prewire throughout
Designer decora switches and outlets
Contemporary designer lighting packages
Linen storage in each bath area
Spacious laundry room with contemporary cabinets with shaker style doors

DESIGNER KITCHENS

Contemporary full overlay shaker style doors
Stainless steel Kitchen-Aid appliances
Stainless steel Kitchen-Aid refrigerator included (for limited time)
Wall oven/ microwave combination
Stylish oversized Quartz Kitchen Island with stainless steel under mount sink
Grohe faucet with pullout sprayer
Spacious built-in pantry (per plan)
Pre-plumbed for icemaker, soft water and reverse osmosis water treatment
Recessed lighting with pendants over the island
Stub for gas cooktop option

MODERN BATHROOMS

Gorgeous soaking bathtub in master suite
Master bath with tile surround in walk-in shower
Elegant Grohe plumbing fixtures
Attractive Granite countertops with square under mount sinks in all bathrooms
Contemporary cabinets with shaker style doors

OPTIONAL CUSTOMIZATION

(Quality home enhancement options that can be completed prior to move in that may be included in the mortgage subject to lender approval)

Dramatic tile veneer on the front elevation
Swimming pools and landscape packages
Stylish plumbing fixture packages
Dramatic lighting packages
Ceiling fans
Home security system
Complete home automation system to control lighting, heating, cooling, door locks, garage door and more
Sound systems for the great room and the entire home
Bathroom additions
Flooring upgrades
Stairway design upgrades for railing and treads
Ceiling tray systems for a dramatic look
Jen Air and Wolf appliance packages
Linear gas fireplace options
Air purification system
Home water treatment system
Garage door upgrade options including glazing and style
CNG, compressed natural gas for Eco autos
Tank-less water heater for an endless supply of hot water
**Additional options may be available through the Design Center*



LEVEVIS (LIFESTYLES)

- ▶ 3,269 SF
- ▶ SINGLE STORY
- ▶ 4 BEDROOM
- ▶ 3 BATH
- ▶ 3 CAR GARAGE

CALL US **480-447-7501**

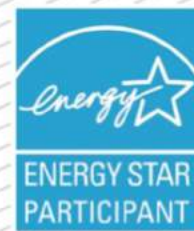


Dan Noma Jr., Broker

480-332-8301

dan@VentureREI.com

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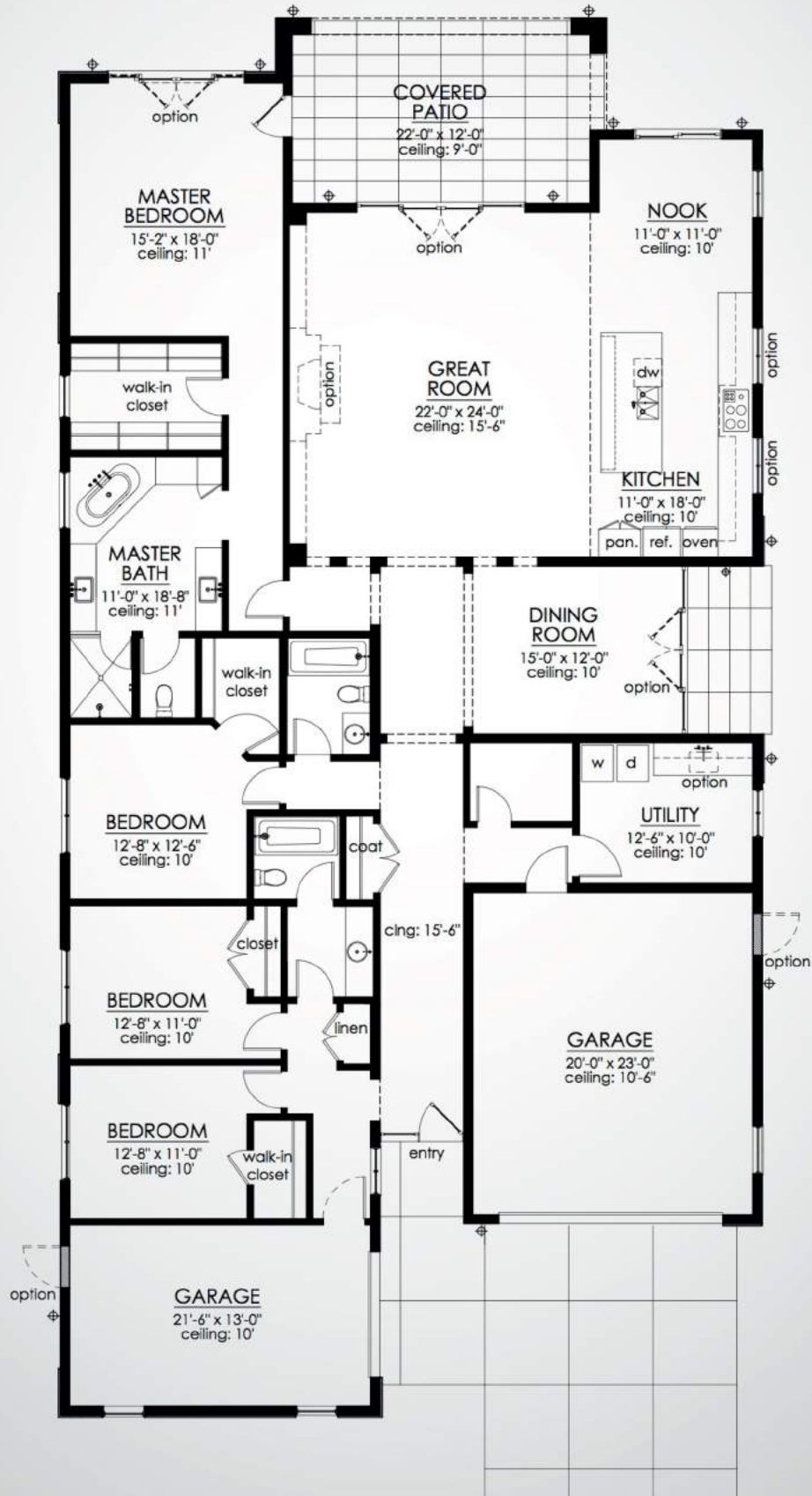
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3,269 SF • SINGLE STORY • 4 BEDROOM • 3 BATH • 3 CAR GARAGE





KOMFORT (COMFORT)

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- ▶ 4 BEDROOM
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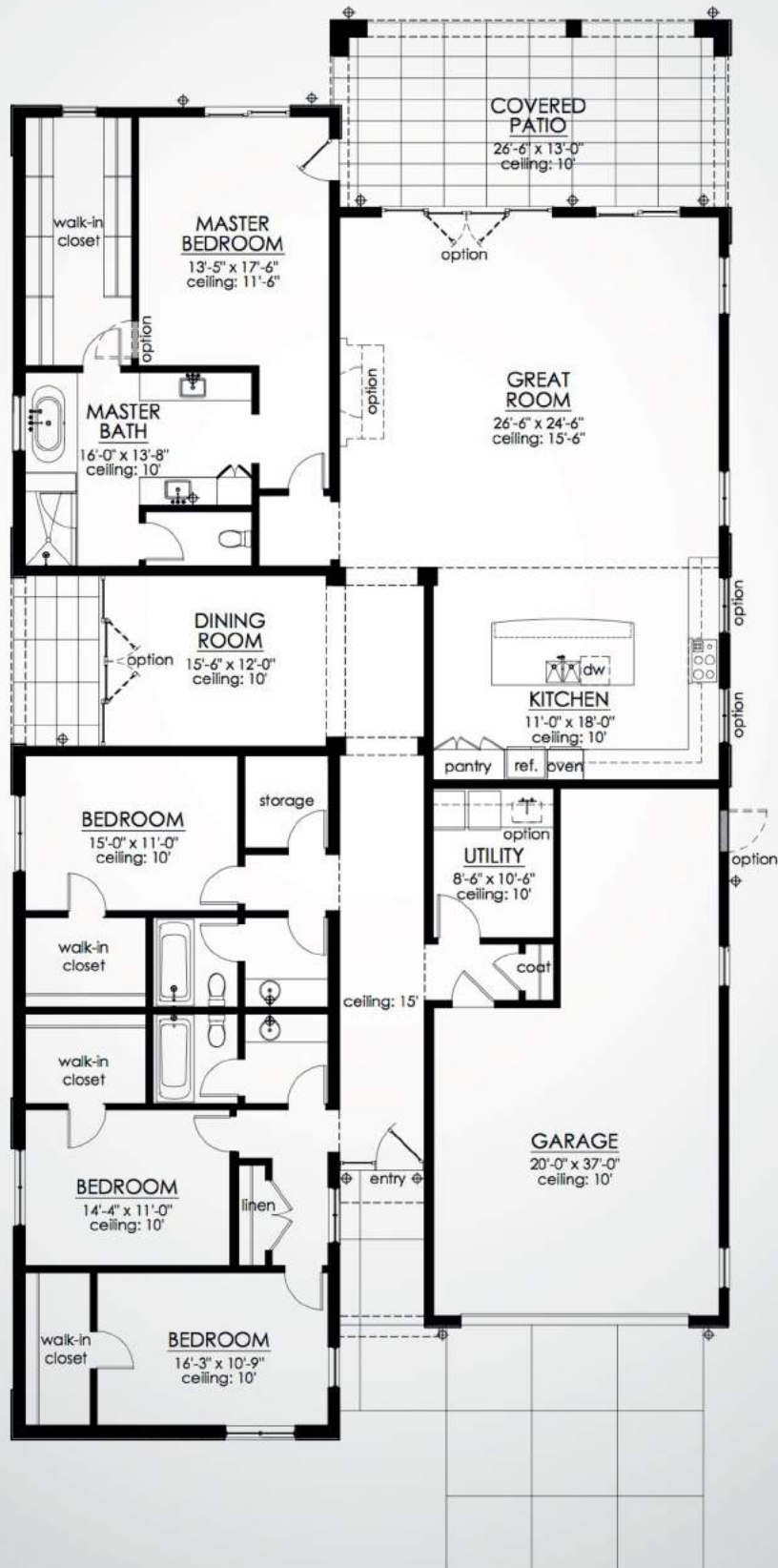


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KOMFORT (COMFORT)

➤ 3,470 SF ➤ SINGLE STORY ➤ 4 BEDROOM ➤ 3 BATH ➤ 3 CAR GARAGE





VENNER (FRIENDS)

- ▶ 4,350 SF
- ▶ TWO STORY
- ▶ 5 BEDROOM
- ▶ 4.5 BATH
- ▶ 3 CAR GARAGE

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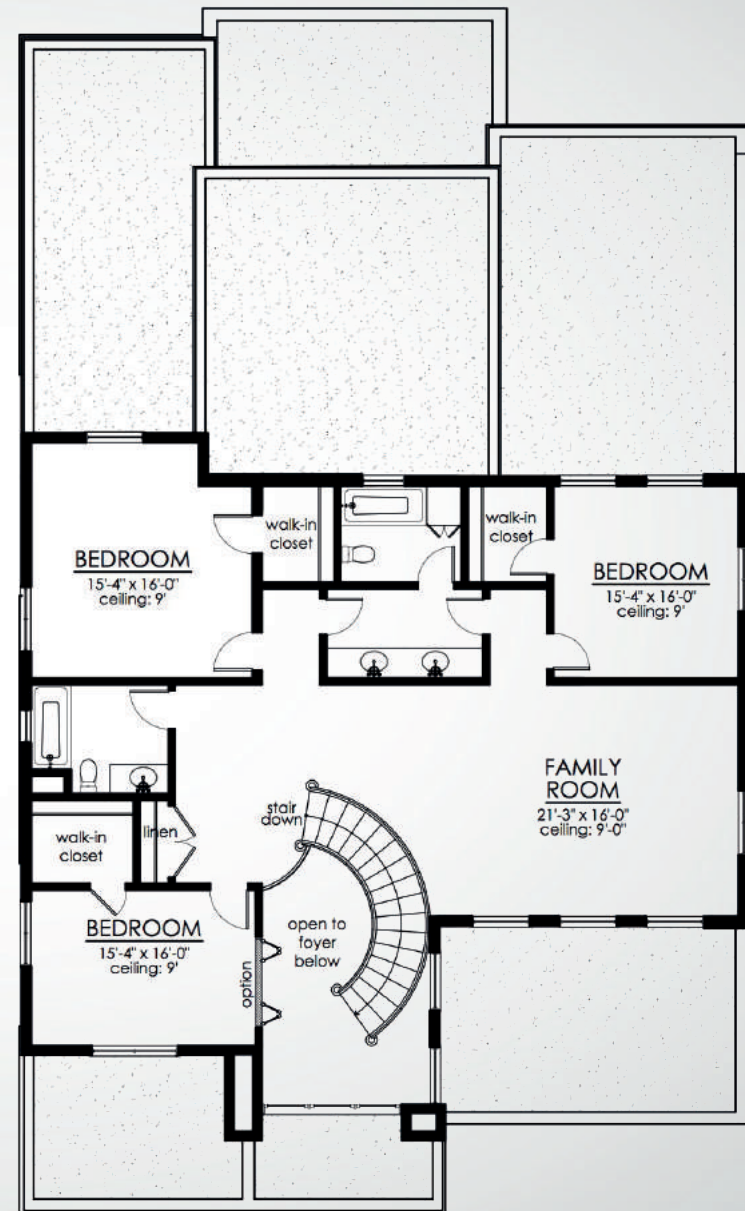
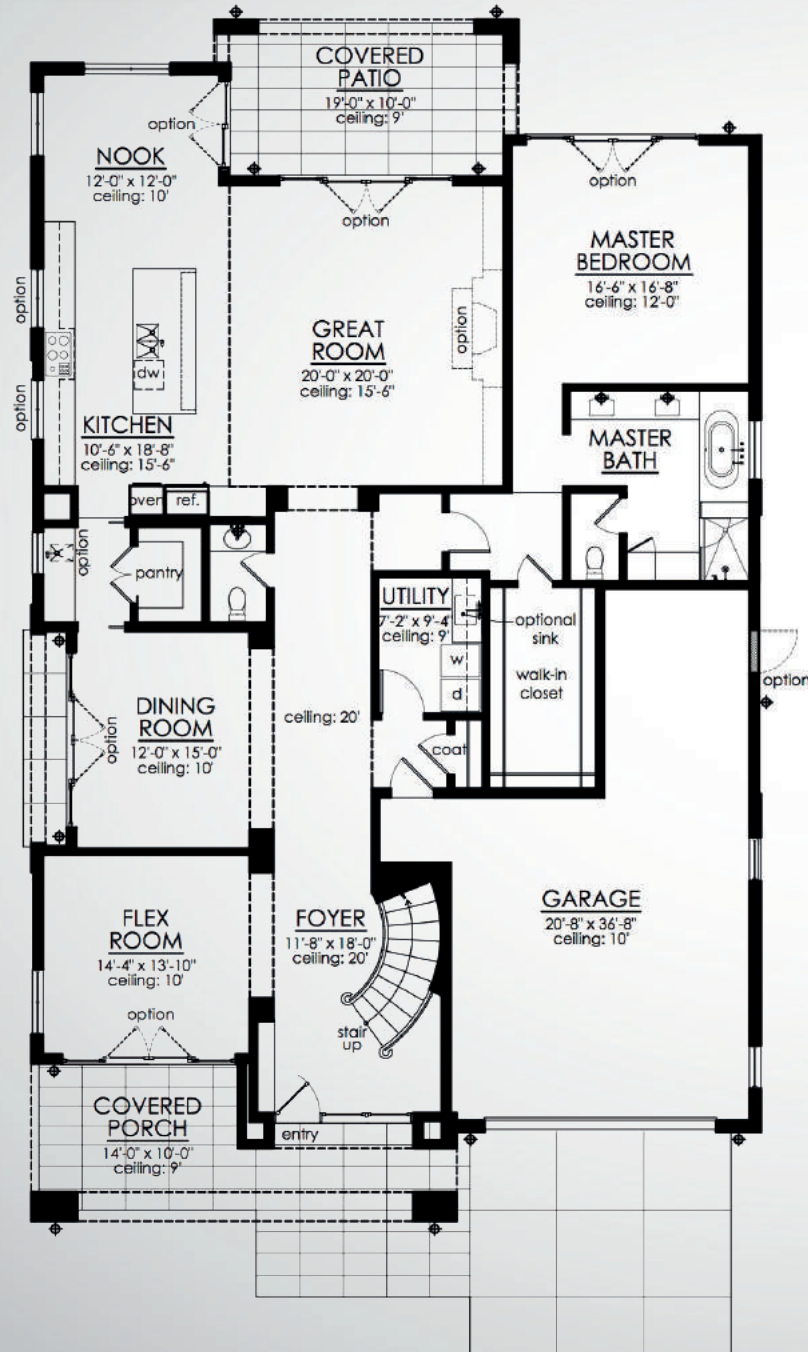


TIVOLI

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VENNER (FRIENDS)

4,350 SF TWO STORY 5 BEDROOM 4.5 BATH 3 CAR GARAGE





VAERDIER (VALUES)

- ▶ 4,609 SF
- ▶ TWO STORY
- ▶ 5 BEDROOM
- ▶ 4.5 BATH
- ▶ 3 CAR GARAGE

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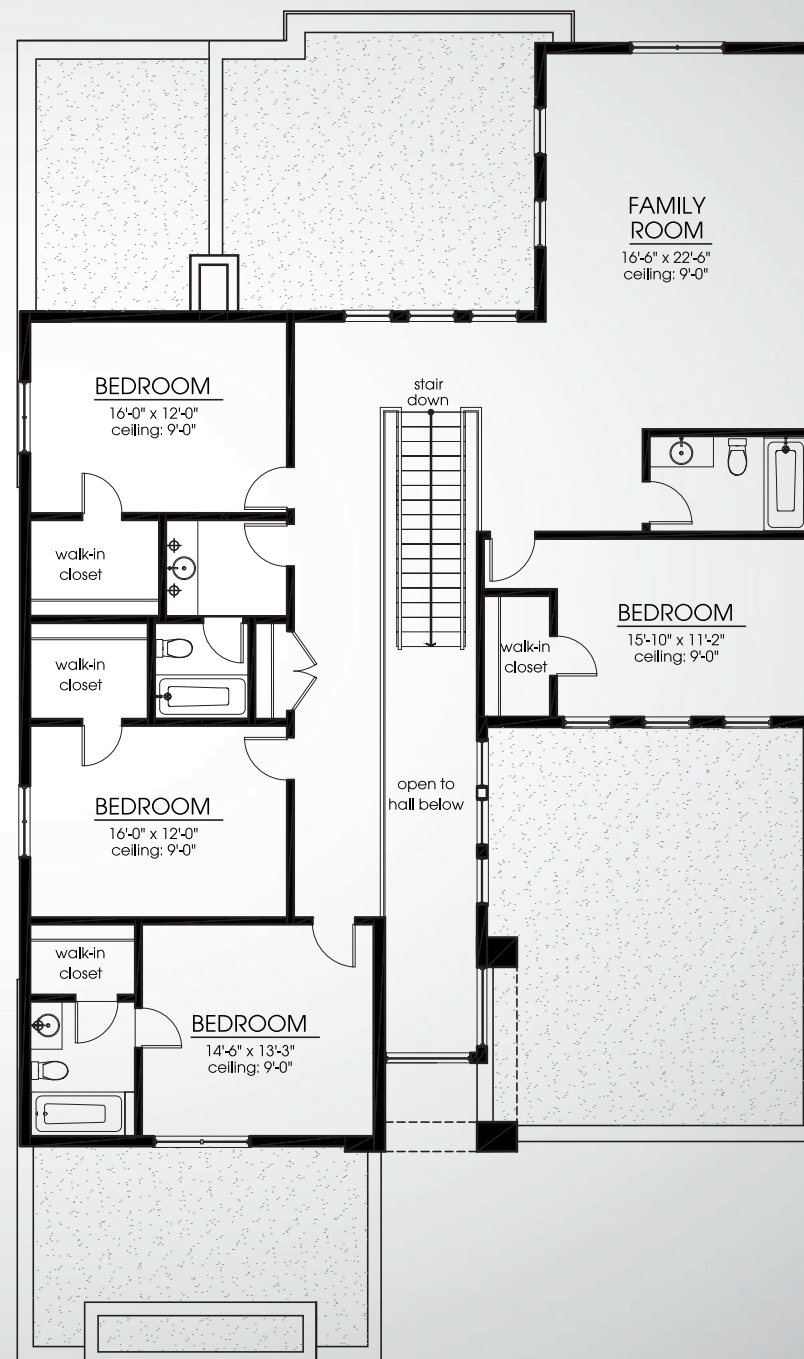
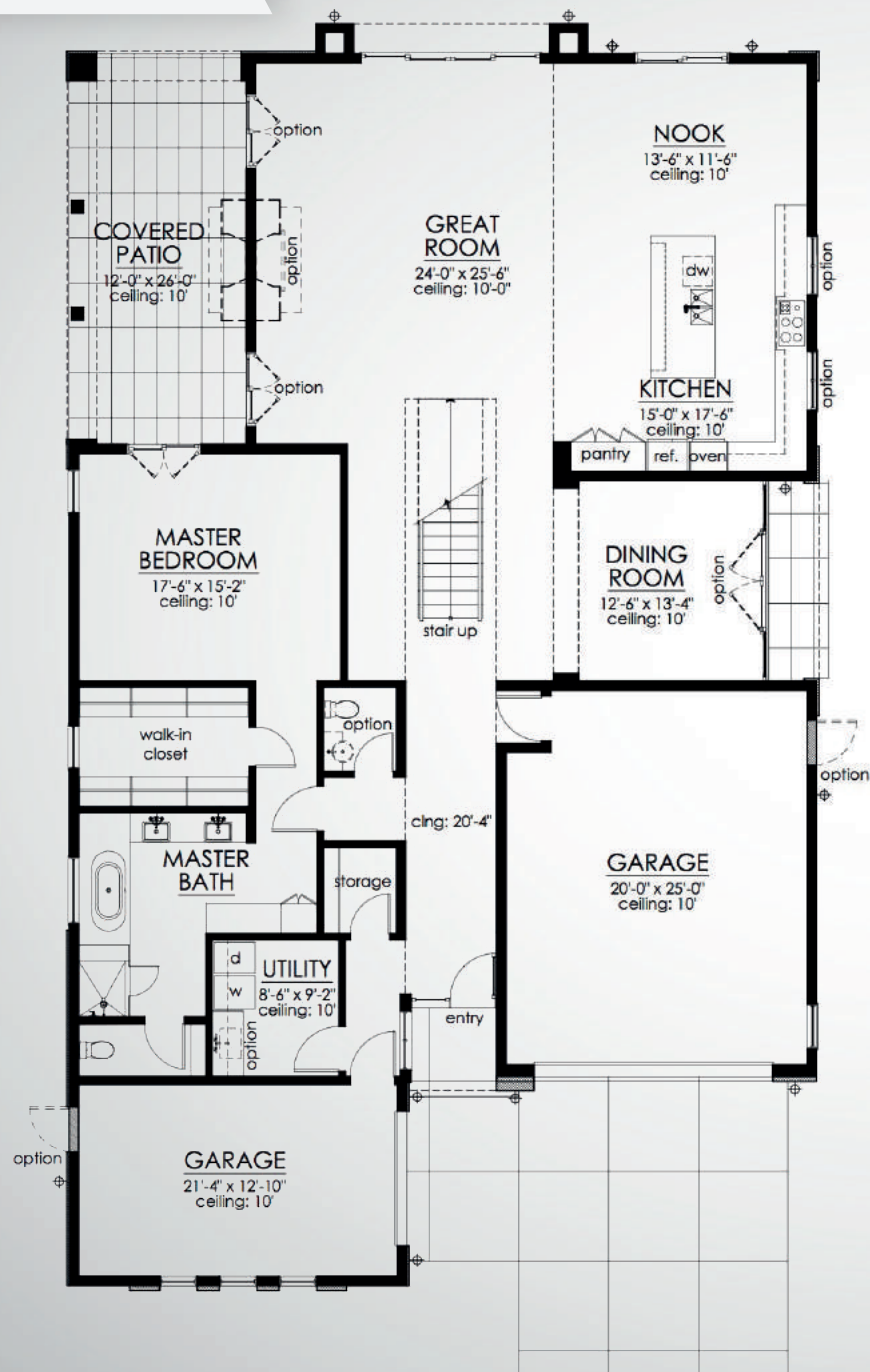
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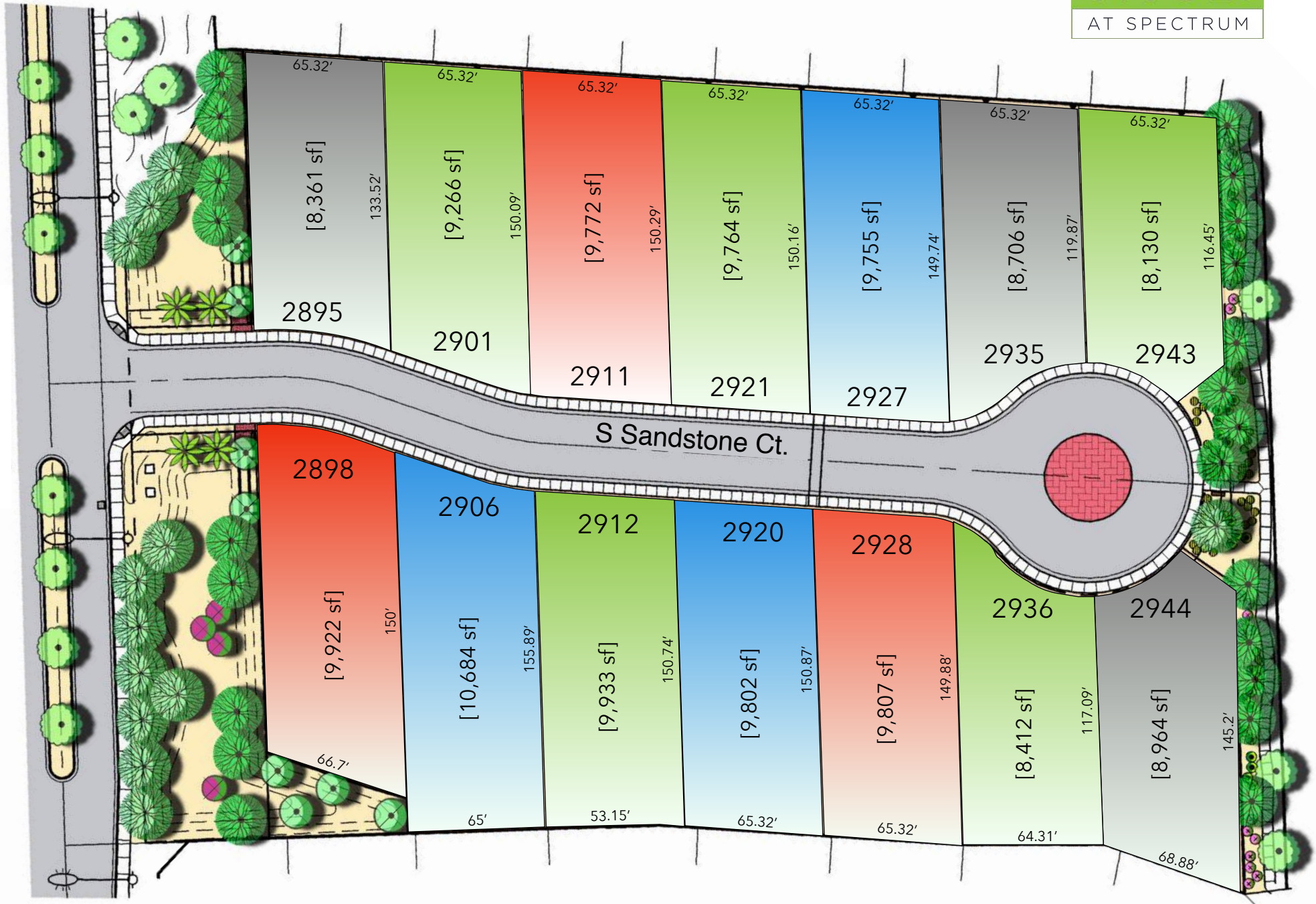


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1A Levevis

1B Komfort

2A Venner

2B Vaerdier



SITE PLAN

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*For representation only. Models subject to change

scale: 1" = 60'-0"

0 15 30 60 90 120

