



AZURE

A LIMITED COLLECTION OF HOMES INSPIRED BY
PARADISE IN ARIZONA

DESIGNER AMENITIES



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INTERIOR FEATURES

- 9' tall rolling wall of glass per plan
- Wide plank wood and tile floors
- European frameless cabinets
- Residential elevator: 1-5 passengers
 - Custom wood sills
 - LED lighting
- Expandable home automation system
- LED lighting throughout
- Security system with Ring® doorbell

KITCHEN

- Gaggenau® appliance package
 - 30" column refrigerator and 18" freezer
 - 48" gas cooktop
 - 30" wall oven
 - 30" speed oven/micro combo
 - 48" hood
 - Fully integrated dishwashers
- Built in 24" double drawer refrigerator
- 45" Kohler® stainless steel sink
- Rohl® plumbing fixtures
- Engineered quartz countertops

BATHROOM

- 1/2" frameless enclosure at Master shower
- Kohler® freestanding tub in Master
- Kohler® wall-hung, toilet in powder
- Kohler® one-piece touchless toilets
- Kohler® undermount sinks
- Rohl® plumbing fixtures
- Engineered quartz countertops

INTERIOR DESIGNERS

IMI Design, LLC

(IMI design services included, reference last page.)

ARCHITECTURAL FEATURES

- Extensive exterior stone
- Smooth finish stucco
- Aluminum clad exterior windows
 - Interior wood casement
- Front yard landscaping included
- Front yard maintained by HOA
- 4' x 10' glass or solid core front door

GARAGE

- 2-4 car garage with side mount opener
- Soft water loop for future system

DISTINCTIVE DESIGN FEATURES

- Ann Sacks® tile
- Open riser stairs
- Linear gas fireplace in main living area
- Imperfect smooth drywall finishes

DESIGNER OPTIONS

- Upgraded flooring
- Window treatments
- Custom backyard landscape & pools
- Audio/Video upgrades
- Decorative lighting
- Kohler® and Rohl® appliance upgrades
- Ann Sacks® tile upgrades
- Wine storage
- Car charging station

STRUCTURAL OPTIONS

- Detached casitas
- Additional junior Master suite
- Extended guest suite
- Detached garages
- Extended Master suite

See sales associate for additional information

**Some options may require a non-refundable deposit*

IMI DESIGN

IMI Design, LLC, headquartered in Scottsdale, Arizona is the authority on luxury residential design. They've offered award-winning, concierge level interior design and interior architectural services since 1992. IMI has consistently been ranked in the Scottsdale and Phoenix metropolitan area's top tier of residential interior design firms.

SPECIALISTS IN LUXURY INTERIOR DESIGN AND DETAILING

The IMI Design team offers you an extensive resource of skills and talents combined with a proprietary Smart Luxury™ program, to help achieve your design goals. Smart Luxury is the process IMI has developed allowing their designers to work through a project by creating a highly curated bespoke design and experience - from pre-construction to moving day - while maintaining their clients' best interest the entire time.

GETTING TO KNOW YOU

The process begins with a conversation to get to know you. The designer will review your wish list, along with any images you have collected and plans for the space, and listen to your dream regarding the project. For additional assistance they have an exclusive Lifestyle Analysis™ questionnaire that asks a series of interesting questions to give them a baseline perspective of you, your family, your lifestyle and your expectations for the project. This stage of the program also includes extensive discussions of project scope and potential phasing options.

CONCEPT DEVELOPMENT

Now that you are acquainted, IMI will take that information and begin developing your AZURE personalized interior. They will create drawings, assemble material samples and images to convey the design direction of your project, keeping your unique tastes and styles in mind. This phase includes an interactive presentation for your input allowing for adjustments specific to your needs and desires. While project parameters will be kept in mind during this conceptual phase, there will be no confirmed upgrade option pricing or time lines provided.

DESIGN DEVELOPMENT

Once IMI has your approval on the overall concept, their designers will begin fine tuning the design. During this phase, two things will happen: concept refinement and preliminary budget tracking. Materials will be selected for specific locations and applications, architectural detailing will be more fully developed and they will provide necessary information for the Shea Signature™ Team to price out your selections.

SPECIFICATION, DOCUMENTATION AND PROJECT BUDGET ESTABLISHMENT

This phase of the project formalizes the design development. This is accomplished by providing the Shea Signature Team members access to the information through the E-Binder™ system. The E-Binder will serve as the central, web-based repository for the most up-to-date documentation, drawings, specifications, image sheets and details relating to the project. It is at this phase your Shea Signature Project Manager will provide a more complete idea of specific pricing, availability, and time lines for the products.

IMPLEMENTATION

To ensure your best interest and to maintain design integrity, IMI Design will remain involved throughout the project. The designers foster an overall team atmosphere for all members of the project, and will remain available to assist you and the Shea Signature Team in the resolution of any possible issue.