

**Talaserá, an Upscale New Neighborhood at
Ryland Homes' South Mountain,
Offers Masterplanned Living in a Scenic Natural Setting**



Surrounded by open space and natural desert beauty, the Talaserá neighborhood in the masterplanned community of South Mountain by Ryland Homes is attracting buyers who looking for a high-quality executive home in a quiet, scenic setting.

Priced from the low \$300,000s to the low \$400,000s, the homes of Talaserá are impressively spacious inside and out. One and two-story floorplans range in size from 1,756 to 3,002 square feet with two to four bedrooms and two to three baths plus a two- or three-car garage. All homes are built on roomy 4,500-square-foot homesites, and include the high-grade amenities and fixtures that are standard in all Ryland homes.

Floorplans to Meet the Needs of All Family Types and Lifestyles

Plan One at Talaserá is a 2-bedroom, two-bath home with 1756 square feet in a single story. The floorplan features a great room, den and spacious island kitchen. The secluded master bedroom and master bath include walk in closets, dual vanities and an oval soaking tub.

Plan Two has with three bedrooms, two and one-half baths in an imaginative layout of 2362 square feet. The 2-Story design includes a teen room and loft that can be used as optional fourth and fifth bedrooms, while the family room, dining room and kitchen are arranged in an open configuration for maximum light and space. The kitchen includes a large walk-in pantry, and the master bath comes with dual vanities, an oval soaking tub and separate shower. For added convenience, the laundry room is located on the second floor.

Talaserá's Plan Three has several innovative options for buyers who want design flexibility in a large family home. With 4 bedrooms, 3 full baths, a family room, dining room, den and loft in 2560 square feet, Plan 3 is ideal for individuals or families with an active lifestyle and an eye for creative design. One of the imaginative options in Plan Three is the potential to create dual lofts opposite one another, and a den that converts to an optional 5th bedroom on the ground floor. Talaserá's Plan 3 also features walk-in closets in every bedroom, bay windows in the dining room and the master suite, and a convenient upstairs laundry room.

Plan Four at Talaserá is a 2-Story, 3 bedroom home with 3 baths. It is the largest of the Talaserá homes with 3002 square feet, and features an island kitchen with breakfast nook, family room, dining room and large kitchen pantry. The master bedroom is enhanced by an adjacent retreat which can be modified for use as a fourth bedroom, and an upstairs bonus room can be used to create a 5th bedroom or loft. This plan also includes a 2-sided fireplace and 3-Car Garage.



In addition to Talasera, four other distinct neighborhoods are also available in the South Mountain Community –Treo North, Treo South, Vicanto and Aviano. Together, they offer 19 floorplan designs that are designed to meet the budgets and space requirements of a broad spectrum of households.

Priced from the low to high \$200,000s, the two Treo neighborhoods are South Mountain's affordability leaders, each with four stylish two-story floorplans ranging from 1,174 to 1,874 square feet, including two to three bedrooms and up to two and one-half baths, plus a one or two-car garage. Treo residents will enjoy close-to-home recreation at the neighborhoods' own park and swimming pool.

Combining generous dimensions with design flexibility, Vicanto offers four two-story designs measuring 1,611 to 2,208 square feet. Living areas encompass two to four bedrooms and two and one-half to three and one-half baths, and a two-car garage adjoins each home. Prices range from the high \$200,000s to the mid \$300,000s.

South Mountain's largest and most luxurious residences are showcased at Aviano, where prices start in the high \$400,000s. Choices include a three-bedroom, 2,523-square-foot one-story residence and a pair of two-story plans spanning 3,418 to 4,252 square feet, including five bedrooms and three to four and one-half baths. Homesites averaging 6,000 square feet provide plenty of room for outdoor enjoyment. In addition, two plans feature three-car garages, while the largest home offers a four-car garage.

At every South Mountain neighborhood, buyers will discover a wealth of opportunities to personalize their home with Ryland Homes' TrueU design concept—an array of choices that allows them to express their own sense of style. If the TrueU loves to cook, there's a host of kitchen upgrades from which to choose. If the TrueU is a technology buff, entertainment centers, dens and game rooms will accommodate the latest gear. And if the TrueU enjoys al fresco entertaining, optional patios and decks, available in many homes, can extend your living area outdoors. Each plan offers its own array of choices.

To reach the South Mountain Sales Center, exit I-215 at Rainbow Road and drive south. Turn right on Blue Diamond Road, left on El Capitan and right on Meranto. The Sales Center is located at the corner of Meranto and Campbell Road. The Sales Center is open daily from 10 a.m. to 5 p.m. and noon to 5 p.m. on Mondays. For additional information, please call (877) 636-1509 or visit ryland.com.