



Top 10 Reasons to LIVE in Mulberry

BEST OVERALL INVESTMENT — Millions of extra dollars spent to create real resort-quality entries, date palm boulevards like none other, carriage houses, specialty street lighting, lush landscaping, unique theme walls and meaningful amenities. Well planned master-planned neighborhoods with extensive quality amenities within a mile to major shopping and dining areas always have higher property values versus neighborhoods that do not have these qualities.

RESORT-QUALITY AMENITIES — A true resort-style master-planned neighborhood for families of all types that include a Georgian Colonial-style clubhouse complete with white trim and green shutters, along with sport courts, playgrounds, pool, fitness, multipurpose room, party terrace and huge great lawn area. Mulberry also offers seven parks, decorative pergolas, extensive landscaping with resort-style date palm trees and a Lifestyle Director for organized community events and lifestyle opportunities.

THE BOULEVARDS OF MULBERRY — Mature resort-quality date palms and shade trees alternating along the streets, combined with lush shrubs and green grass, will make Mulberry a neighborhood you haven't experienced before in Arizona. Mulberry will be "green," and we have created a perfect balance of color and conservation in our vision with a combination of real and artificial grass. Specialty decorative street lights and two Grand Carriage Houses complete the Mulberry Boulevard experience.

NEW OLD-HOME NEIGHBORHOOD — An inspired line of home designs with significant character differences and strong architectural diversity with special focus and control over what is built next door, down the street, and across the street from one another. Tree-lined streets, with careful planning on tree selection and placement, create a unique environment. This "New Old-Home Neighborhood" will be one-of-a-kind in Arizona.

HIGHLY COVETED GILBERT SCHOOLS — Augusta Ranch Elementary, Desert Ridge Junior High and Desert Ridge High School — all with City of Mesa taxes.

WRAPAROUND PORCHES — Most corner lots featuring homes with architecturally enhanced wraparound porches along with significant additional open space to pull the homes away from the corner.

LOCATION, LOCATION, LOCATION — The 202 Santan and US 60 Superstition Freeways are each within approximately 1.8 miles of Mulberry. Mesa's tech corridor, expected to provide thousands of job opportunities, lies just one mile south. Within one-half mile you'll find major shopping, dining, a carwash and even an IMAX theater. A shopping area, "Mulberry Marketplace," planned to break ground in summer 2015, will include a Fry's Marketplace designed in a Craftsman Bungalow style to tie into Mulberry's architectural theme. Mulberry residents won't even have to leave the neighborhood to shop.*

ROCK SOLID STABILITY — Blandford Homes is a financially stable Arizona-based privately owned homebuilder with 37 years experience building first-class nationally recognized master-planned neighborhoods such as Las Sendas, Mountain Bridge and now, Mulberry.

NO CFD TAXES — NO "CFD Taxes" and ALL neighborhood amenities, common areas, and parks belong to the residents only, not the general public.

BUILDER REPUTATION — Blandford Homes is the only Arizona-based builder that has been awarded "5" J.D. Power awards for Best Customer Satisfaction in Phoenix. A quality homebuilder and a one-of-a-kind community leads to higher property values and return on your investment.

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