TOLL BROTHERS / SAN TAN VALLEY • QUEEN CREEK AREA

Ladera Trails

Elevated single-story living at the foot of the San Tan Mountains

A gated luxury-home community with expansive floor plans, mountain surroundings and space to spread out. Explore four home designs, their published base prices, and the finishes and construction features included in the builder materials.

EXPLORE ALL FOUR HOME DESIGNS

MANCHESTER	SONORA	ORANGEVALE	WOODLAND
3,124+ SQ FT	3,500+ SQ FT	3,339+ SQ FT	3,692+ SQ FT

THE SETTING

Nestled in the foothills of the San Tan Mountains, Ladera Trails is described by Toll Brothers as an exclusive gated community with mountain views and access to outdoor recreation.

Prepared by Rich Brecklin | Arizona Realtor | Real Broker

Pricing shown is builder-published base pricing dated November 2, 2026. Elevation, lot premiums, options, availability and incentives may change. Confirm current details before making a purchase decision.

THE COLLECTION

Four distinctive home designs

The prices below are base prices by architectural elevation, not final all-in purchase prices. Each plan offers single-story living with a flex-room component.

MANCHESTER

3–4 bedrooms | 3.5–4.5 baths | 3–4 garages | 3,124+ sq ft

Open great room, dining area and covered patio off kitchen; primary suite with large walk-in closet and spa-like bath; versatile flex room.

EXTERIOR STYLE	PUBLISHED BASE PRICE
Spanish	$871,995
Desert Contemporary	$883,995
Modern Ranch	$893,995
Modern	$899,995

SONORA

4 bedrooms | 4.5–5.5 baths | 3 garages | 3,500+ sq ft

Central great room, dining area and patio by the kitchen; primary suite with walk-in closet and elegant bath; spacious flex room.

EXTERIOR STYLE	PUBLISHED BASE PRICE
Spanish	$925,995
Desert Contemporary	$932,995
Modern	$937,995
Modern Ranch	$952,995

More space. More possibilities.

ORANGEVALE

4 bedrooms | 4.5–5.5 baths | 3–4 garages | 3,339+ sq ft

Great room, dining and covered patio designed for entertaining; deluxe primary suite with walk-in closet and relaxing bath; versatile flex room.

EXTERIOR STYLE	PUBLISHED BASE PRICE
Spanish	$913,995
Desert Contemporary	$922,995
Modern	$930,995
Modern Ranch	$934,995

WOODLAND

4–6 bedrooms | 4.5 baths | 3–4 garages | 3,692+ sq ft

Open living areas and covered patio; primary suite with walk-in closet and stylish bath; flex and dining rooms offer versatile living options.

EXTERIOR STYLE	PUBLISHED BASE PRICE
Spanish	$957,995
Modern	$968,995
Modern Ranch	$973,995
Desert Contemporary	$980,995

Model names and specifications are transcribed from the supplied Toll Brothers price list. Architectural floor plan drawings were not supplied.

WHAT COMES INCLUDED

Thoughtfully designed interiors

ARCHITECTURAL DETAILS

- Low-VOC paints, woodwork and carpet materials
- Coordinated exterior color schemes and designer exterior choices
- Kwikset SmartCode Z-Wave front-entry deadbolt
- Andersen 100 Series windows with black exterior and interior frames
- Concrete Eagle roof tiles in a selection of colors (per elevation)
- Three-car garage with designer insulated garage doors
- Paver driveways and entryways

INTERIOR FINISHES

- 8-foot hollow-core interior doors with Kwikset handles
- 12×24-inch ceramic floor tile selections with grout-color choices
- Shaw stain-resistant carpet in a selection of colors
- Contemporary recessed can lighting and Decora light switches
- Santa Fe wall texture and square-corner bead
- 3¼-inch door casing and 5¼-inch baseboards
- Ceiling-fan prewire in great room and all bedrooms
- Quartz countertops with 4-inch backsplash in laundry room

KITCHEN

- Kohler water-conserving fixtures and EPA WaterSense partner products
- Stainless steel KitchenAid appliances: 36-inch rangetop, 30-inch double oven, 36-inch undercabinet vent hood, 24-inch microwave drawer and dishwasher
- Crafted maple cabinets with 42-inch uppers and 4¼-inch crown molding; choice of finishes
- Dovetail self-closing, full-extension drawers
- Quartz countertops with 6-inch backsplash and decorator color choices
- Kohler undermount kitchen sink with pull-out spray faucet in polished chrome

THE DETAILS MATTER

Baths, systems & construction

BATHS

- Primary bath with freestanding tub and separate tile shower
- 13×13-inch tiled shower surrounds, clear-glass frameless shower door, and 2×2-inch tiled shower floor in primary bath
- Quartz countertops with 4-inch backsplash in all baths
- 13×13-inch tiled shower surrounds in secondary baths
- Kohler 8-inch widespread chrome faucets and oval sinks
- Kohler comfort-height elongated-bowl commodes
- Kohler towel bars, towel rings and paper holders

ENERGY & CONSTRUCTION

- High-efficiency air-conditioning unit
- ENERGY STAR-qualified tankless hot-water heater with built-in recirculating pump
- Quality 2×6 exterior wall construction with spray-foam exterior wall insulation
- Dual-pane Low-E insulated glass in windows and sliding glass doors
- Advanced QuickFlash exterior penetration system
- Qolsys security system with touchscreen keypad; 3-year monitoring agreement required
- Q-LON weather-stripping
- Open-cell R-21 spray-foam insulation at attics above living areas
- Insulation at interior plumbing walls to reduce sound transfer
- Pre-plumbed for icemaker, reverse osmosis and soft-water systems
- 6-inch seamless rain gutters at courtyards where applicable
- 400-amp power
- Protective Ram Board installed over tile areas during construction

CONVENIENCES & COMMUNITY IMPROVEMENTS

- Programmable thermostats and electronic smoke / carbon-monoxide detectors
- Prewired for telephone, cable TV and computer connections
- Underground electric, natural gas, public sewer, water, telephone and cable television utilities
- Street trees and buffer plantings throughout the community

CONFIDENCE IN THE DETAILS

Quality, warranty & personalization

QUALITY ASSURANCE

- Builder quality program begins at design inception, including construction drawings and supervision by production and construction managers
- First home-buyer orientation approximately 5–7 days before settlement with an extensive checklist
- Second orientation before settlement to review completed work
- Ten-year limited warranty program

PERSONALIZATION

- Pre-priced options allow buyers to personalize selections to their needs
- Builder design studio offers selections including flooring, cabinetry, countertops, interior moldings and closet organizers
- Availability, upgrade pricing and selections vary by home and construction stage

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Interested in Ladera Trails?

I can help you compare the four layouts, understand lot and elevation pricing, review available homes, and discuss current builder incentives directly—so you can make an informed decision before visiting.

RICH BRECKLIN | ARIZONA REALTOR | REAL BROKER

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SOURCE & PRICING NOTES

Specifications, included features and pricing are based on the three Toll Brothers Ladera Trails handouts supplied for this guide. Builder materials are subject to change without notice. Base prices exclude lot premiums and may exclude options or other charges. Some features depend on model or applicability. This is an independently prepared informational resource, not a Toll Brothers publication.