

Profiling Marley Park

Marley Park, a DMB Associates master-planned community in Surprise that offers a small town feel with a unique mix of home styles. Ashton Woods Homes, Element Homes, Engle Homes, Randall Martin Homes and Scott Communities are builders in Marley Park. Bungalow, Spanish Colonial, Craftsman, Territorial, Cottage, Monterey and other styles make up the home styles incorporated into Marley Parks first phase. Prices start in the low \$200,000's and go to the upper \$500,000's. Each neighborhood has tree-lined blocks and a mix of home styles from up to three builders, adding to the diversity. In addition, garages are set back into the property so as to avoid the typical garage in the front look.

Marley Park provides variety
Development offers choices of home styles, builders

Maura J. Halpern
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When prospective residents enter the Welcome Center at Marley Park, they step onto a wooden floor that leads to a cozy room adorned with stained-glass windows, couches and a fireplace.

This area resembles a living room because it is one.

The Welcome Center is a Craftsman-style house that boasts high ceilings, a wraparound porch and gable roof.

The traditional style offers home shoppers an initial glimpse into the small-town feel that Marley Park aims to provide.

"The setup was very deliberate," said Mozan Shawaludin, Welcome Center manager. "A lot of people say the community feels like back home in the Midwest, and we wanted to create that experience right from the beginning."

After visitors learn about the Surprise community's amenities and layout, they can walk outside to a streetscape to explore model homes from five builders.

Bungalow, Spanish Colonial, Craftsman, Territorial, Cottage, Monterey and other styles make up the architectural palette in Marley Park's first phase. The builders offer more than 80 floor plan and elevation

variations.

While prospective residents have been able to tour many of the models since Marley Park's opening last May, all 21 homes are now completed.

One of the community's nine neighborhood parks anchors the circle of houses.

These homes, built by Ashton Woods Homes, Element Homes, Engle Homes, Randall Martin Home and Scott Communities, offer floor plans that span from 1,350 to 3,700 square feet. Prices range from the low \$200,000s to the upper \$500,000s.

What makes Marley Park unique, Shawaludin said, is the diverse layout.

Each of the neighborhoods' tree-lined blocks could feature three builders with moderate-size homes next to larger ones.

Color schemes and exteriors also vary, from cobblestone facades of Cottage-style homes to signature arches that characterize the Spanish Colonial style.

"It's not just about the price per square foot when people search for a home," Shawaludin said. "People want to live in a robust community with a lot of life."

Also, instead of rows of homes with garage doors in the front, developer DMB Associates worked with the builders to offer designs with garage doors set back into the property.

This emphasizes the front porches and creates more of an inviting atmosphere, said Paula Randolph, Marley Park's community operations director.

"People long for their homes to have individuality," Randolph said.

Side Note: I work with the home builders at no additional cost to you. Let me show you this great new community. Please contact me before you talk to the builder. I can save you money!