

31534 N 24th Drive Buyer Value and Assurance Guide

The Home That Set the Standard for 24 North



Shea's first Altair showcase model and the sales office for the entire community—now offered as a complete, turnkey home in gated 24 North.

\$549,000	2,026	\$174,420	111
OFFERING PRICE	SQUARE FEET	DOCUMENTED SHEA OPTIONS	HOMES IN GATED 24 NORTH

24 North is Shea's gated, 111-home community in the highly desirable TSMC, Halo Vista and Norterra North Phoenix corridor.

THE VALUE STORY

A smaller difference today for a materially different home from the beginning.

When Shea launched 24 North, this home was the first Altair showcase model and the sales office used to introduce the entire community. Its executed option schedule documents \$174,420 in builder selections. Original pricing was approximately 22%–42% above representative community homes, depending on their specification.

Today, that difference has narrowed to roughly 2%–15% versus relevant listings and recent sales. Historical cost does not dictate current value; it proves the homes were not equivalent products when built. The opportunity is a comparatively small step-up for the more complete home.

22%–42% APPROXIMATE ORIGINAL DIFFERENCE	2%–15% APPROXIMATE CURRENT DIFFERENCE	\$174,420 EXECUTED OPTION SCHEDULE
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Design already resolved Coordinated custom cabinetry, built-ins, lighting, finishes and technology were designed as one showcase environment.	Outdoor living completed A covered patio, permanent grill and entertaining counter, seating bar, turf and established landscaping are ready now.
Fewer immediate projects Recent exterior, interior, roof, HVAC and maintenance work reduces the list of foreseeable post-closing projects.	More ownership confidence Organized records, seller-funded protection credits and clearly stated inclusions help buyers understand what they are receiving.

The buyer is not being asked to reimburse the seller’s historical investment. The buyer is being offered the finished result for a fraction of the original percentage difference.

Pricing ranges are approximate and should be reverified against MLS status and closing data immediately before external publication. A detailed address-by-address appendix supports agent and broker conversations.

THE DOCUMENTED DIFFERENCE

\$174,420 in Shea options created a more complete starting point.



Documented category	Executed amount
Gourmet kitchen package	\$36,325
Design studio selections	\$35,988
Landscape and outdoor living	\$22,595
Bathrooms	\$16,193
Comfort and technology	\$11,207
Custom built-ins	\$11,115
Interior finishes and millwork	\$11,055
Exterior and structural	\$9,960
Lighting and electrical	\$8,255
Interior design details	\$5,972
Laundry and mud room	\$5,755

The signed Shea schedule is the controlling source. Historical cost establishes the scale and nature of the original specification; it is not represented as a dollar-for-dollar increase in current market value.

PREPARED BEFORE MARKET

Major cosmetic work and smaller maintenance items have already been addressed.



\$27,424	\$2,275	1 year
DOCUMENTED WHOLE-HOME IMPROVEMENTS	COMPLETED PRE-MARKET MAINTENANCE	CONTRACTOR WARRANTY ON ROOF REPAIRS

Exterior skim coat and stucco \$15,000 for a new skim coat/stucco finish across approximately 90% of the exterior.	Complete exterior paint \$7,387 for preparation, primer and two-coat exterior paint.
Complete interior paint \$5,037 for complete interior paint and identified cosmetic repairs.	Roof inspection and repairs Inspected July 1, 2026. Documented repairs completed July 30, 2026 with a one-year contractor warranty. The seller reports no recurrence through three subsequent heavy rains.
HVAC work Upper HVAC equipment and coils were replaced through the home warranty. Provider records and seller disclosures control.	Handyman maintenance \$2,275 of smaller pre-market maintenance work was completed before listing.

Buyer outcome: fewer foreseeable projects, a freshly prepared exterior and interior, and clearer documentation of work completed before closing.

WHAT TRANSFERS AND WHAT PROTECTS YOU

More of the finished environment stays—and added protection follows the buyer home.

Televisions and mounts Televisions and installed mounts identified in the final included-items schedule.	Installed sound components Receiver, base and installed sound components identified in the final schedule.
Laundry and window treatments Washer, dryer and installed window treatments.	Built-ins and outdoor kitchen Custom built-ins, shelving, permanent outdoor kitchen and grill, plus four outdoor bar stools.

Seller-funded buyer protection

Up to \$1,500 Intended for two years of premium home-warranty protection, including roof-leak protection and broad major-system and appliance coverage.	Up to \$500 Intended for two years of termite protection.
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Evidence available for buyer review

- Executed Shea option schedule
- Exterior skim coat/stucco and paint records
- Interior paint and maintenance records
- Roof inspection and repair records
- HVAC service documentation
- Final included-items schedule
- Home-warranty and termite-protection terms

Coverage, exclusions, service fees, effective dates, eligibility, provider availability and the executed purchase contract control. Final MLS fields, seller disclosures and purchase documents control all representations and inclusions.

See the difference in person

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