

UPGRADES

6180 N LAS BRISAS DR

Paradise Valley, AZ 85253

Items to be included in home purchase:

- Custom patio furniture
- 3 OLED TVs and Mounts
- SONOS speaker and amplifier system
- Arlo Security cameras inside and out

Home enhancements:

- All trim, doors, walls, and ceilings repainted in 2021
- New modern shower mosaic in primary bathroom
- Leviton light smart switches, controlled on wall, in app, and via Alexa. Automated fireplace to be part of the control system
- MyQ Garage Door system allows for management of garage door via an app
 - UPS for garage opener can still be electronically opened during a power outage
- Moen Whole House emergency shut-off valve and leak sensors throughout home
- Custom wash tower, laundry folding and hanging system, and removed door to laundry room to improve access
- Electronic bathroom window shades added, improving thermal performance and light management for primary suite
- UPS battery backup system for home control systems and internet allows full monitoring and management during a power outage
- Home control systems relocated to free up guest closet 3
- Culligan whole-house water filter and softening system, relocated in garage to improve overall storage and floor management
- Garage storage system
- Under kitchen sink osmosis filtration system
- De-ionized water system in the garage for spotless car and window washing
- New Miele dishwasher
- Access to storage under the stairs
- Multiple hidden safes, to be identified after purchase
- Integrated walnut bar shelving, with seamless custom LED lighting
- Converted hall cabinet system into bookshelves to display art; the doors are still available