UPGRADES

3521 E ADOBE DRIVE

Phoenix, AZ 85050

INTERIOR UPGRADES

Flooring & Architectural Details

- White oak engineered hardwood flooring throughout the entire main level and extending up the staircase
- Upgraded metal stair railings
- Solid-core interior doors throughout the home
- Upgraded matte black door handles and hardware throughout
- Plantation-style shutters throughout the home
- Upgraded Benjamin Moore interior paint throughout
- Custom wood accent detailing in a secondary bedroom
- Upgraded French doors in the office

Gourmet Kitchen & Appliances

- GE Café refrigerator
- GE Monogram appliance package, including:
  - 6-burner gas range
  - Oven
  - Microwave
  - Dishwasher
  - Range hood
- Upgraded extra-tall shaker-style kitchen cabinetry
- Designer kitchen backsplash extending to the ceiling
- Upgraded granite kitchen sink
- Two upgraded pull-out pot drawers beneath the range
- Under-cabinet lighting in the kitchen and coffee bar
- Designer lighting in the kitchen and breakfast nook

Living & Entertaining Spaces

- Built-in surround sound system throughout the great room
- Premium Visual Comfort ceiling fans in the great room, loft, and primary bedroom
- Designer lighting fixtures in the dining room and powder room

CONTINUED

CONTINUED

3521 E ADOBE DRIVE

Phoenix, AZ 85050

Primary Suite & Bathrooms

- Custom-designed primary bedroom closet
- Upgraded herringbone tile in the primary bathroom
- Upgraded floor tile in the secondary bathroom
- Antimicrobial lighting in the primary and secondary bathrooms

Laundry Room & Storage

- Floor-to-ceiling custom built-in cabinetry and hanging racks in the upstairs laundry room
- Upgraded laundry room floor tile
- LG washer and dryer, purchased approximately two years ago

Water Systems

- Whole-home water softener
- Upgraded reverse osmosis (RO) system

EXTERIOR UPGRADES

Resort-Style Pool & Outdoor Entertaining

- In-ground swimming pool with Pentair pool equipment
- In-ground pool cleaning system
- Removable pool safety fence
- Built-in gas firepit
- Built-in surround sound system throughout the outdoor seating area

Landscaping & Hardscape

- Limestone pavers throughout the side yard and backyard
- Built-in flower trellises throughout the side yard and backyard
- Low-maintenance Santa Barbara-inspired backyard landscaping
- Outdoor landscape lighting
- Property outfitted with rattlesnake-proofing measures

Premium Lot & Privacy

- Rare premium corner lot
- Neighboring homes on only one side of the property
- Mature landscaping behind the property provides a tree-lined backdrop with no visible roads

Smart Home & Security

- Nest smart doorbell and security cameras
- Alarm.com security system