

UPGRADES

22011 N 34Th Way

Phoenix, AZ 85050

Outdoor & Lot

- Premium lot with view fence and mountain views – \$61,000
- Backyard with custom pool, spa, fireplace, firepots, built-in grill, and Green Egg – \$140,000
- Travertine tile throughout backyard and patio – included in backyard cost
- Electric rear patio shade enclosures – \$6,000
- Outdoor spotlights
- Ring camera security system (front door, porch, garage, rear family room outdoor, and rear bedroom outdoor)

Kitchen & Dining

- Upgraded chef's kitchen with double ovens, microwave, upgraded vent, and Wolf 36-inch dual fuel range with oven, 4 burners, and infrared griddle – \$7,000
- Bosch refrigerator – \$3,000
- Wine fridge – \$2,000
- Expanded cabinetry with shelving and beverage fridge – \$6,000
- Quartz waterfall edge kitchen island – \$4,000
- Kitchen backsplash
- Upgraded granite kitchen sink
- Upgraded shaker cabinets and hardware – \$6,000
- Under-cabinet kitchen lighting
- Upgraded lighting fixtures in kitchen and office
- Upgraded vanity lighting under cabinets in bathrooms

Bathrooms

- Upgraded sinks, counters, and faucets in all bathrooms
- Extended shower with upgraded tile and shower glass in lieu of bathtub (primary bath) – \$5,000
- Upgraded shower enclosure with 1-inch glass in upstairs bedroom suite
- Barn door in primary bathroom – \$1,200

Continued...

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Living Spaces & Interior

- Custom built-in media wall with Sonos sound system, fireplace, and cabinetry – \$14,000
- Accent shiplap walls in entryway and stairwell – \$3,000
- Wallpaper accent walls in office and bedroom – \$1,000
- Office French doors – \$2,000
- Expanded bay windows – \$2,000
- Extended recessed lighting package in family room and stairway
- Washer and dryer – \$3,000
- Upgraded carpet with pet protection
- Electric dual shades throughout the home
- Upgraded electrical home studio package for TV wall mounting in family room, primary bedroom, loft, and 2 upstairs bedrooms
- Radiant barrier - helps to reduce summer heat gain and reduce cooling costs

Bedrooms

- Upstairs bedroom suite with private bathroom, tiled shower, and walk-in closet

Garage & Entry

- Upgraded front door – \$1,000
- Upgraded garage door with glass – \$3,000
- Epoxy flooring in garage – \$1,200