



* VILLA *
PALMERA

1808 N. 13th AVENUE, PHOENIX 85007

Main house: 3,315 Sqft

4 bedrooms | 4 bathrooms

Guest Casita: 544 SqFt

Total Livable: 3,859

FEATURES & APPOINTMENTS

INTERIOR FINISHES:

- Custom white oak cabinetry in kitchen, butler's pantry and bathrooms
- Venetian plaster range hood
- Marble hearth on Living Room fireplace
- Updated light fixtures throughout
- Saltillo tile (color matched and sealed)
- Bianco Greco marble countertops
- 12" bi-fold door in Great Room
- Engineered hardwood herringbone flooring
- Custom steel stair railing
- Zellige tile backsplash in Kitchen and Butler's Pantry
- Antique built in safe (original drawers - new lock updated for function)

APPLIANCES:

- Fully integrated dishwashers
- New dual temp wine refrigerator
- 48" dual fuel Z-line range in white + stainless steel with brass accents
- SubZero 48" refrigerator and freezer with glass door front
- Kohler Whitehaven 36" single bowl apron front Kitchen sink
- Kohler 30" sink in Butler's Pantry
- LG Washtower with gas dryer and steam function

PRIMARY BEDROOM:

- Large walk-in closet with custom built-ins
- Engineered hardwood herringbone flooring

PRIMARY BATHROOM:

- Venetian plaster shower with brass plumbing fixtures
- Wow Designeu Grace O Tile backsplash
- Marble tile shower floor

GUEST BATHROOM:

- Custom built curved shower and tub area
- Japanese Kitkat tile surrounding tub and vanity area
- Marble tile flooring

GUEST HOUSE:

- Custom stucco built-in Kitchenette
- Brazilian zebra wood butcher block countertops
- Handmade hammered copper sink and copper pop up outlets in countertop
- Insulated glass tempered windows
- New Samsung washer and gas dryer (2024)

SYSTEMS & CONSTRUCTION:

- Updated 3 wire system- the 1940 house and electrical system has been updated to current code
- Roof replaced (May 2022) Roof tiles replaced (2021) Rooftop package with transferable 10-year Warranty. Roof has new foam and elastomeric (5-year warranty)
- Navien tankless hot water heater
- Upgraded a portion of the sewer line from rear yard to front yard (2025)
- Installation of gas line to pool
- Installation of new smoke and carbon monoxide detectors
- Installation of new security system with detection sensors
- Exterior house and perimeter walls painted (2025)
- Added garage with storage units, epoxy flooring and EV charger installed (2024)
- New garage door with 'wood look' finish (2024)
- Installed roll down and black out window treatments (2023)

POOL & LANDSCAPE:

- Heated diving pool - new gas heater and vacuum (2024)
- Built-in misting system (2025)
- Updated irrigation system
- Installation of new turf, desert plants, fruit trees and landscape lighting (Front/backyard)