

# Improvement List - Talus at Troon North

Custom Home By Sabacco

9790 E Balancing Rock Road, Scottsdale, AZ 85262

4 Bedroom + Den, 4.5 Bath, 5,583 SqFt

1.7 Acre Lot, Views of the 3<sup>rd</sup> Fairway of the Pinnacle Course at Troon North

**Kitchen Appliances-** 2 Miele Dishwashers, 2 Refrigerator Drawers, Miele Built in Coffee Maker, Wolf Induction Stove, Dacor Warming Drawers, Miele Microwave Oven/ Convection Oven.



**Outdoor Living-** Wolf Built in BBQ, Kischler exterior path lighting, Rollaway Patio Fence, Brick Walk Way, Landscaping and Irrigation Drip System, Stone Facade Front Exterior, Synthetic Turf on View Deck and Side of House



**Flooring-** Slate Flooring in Office, New Carpet throughout house, Travertine flooring in Casita, Travertine Molding throughout



**Other Features-** 2 Tankless Water Heaters, 2 Air Conditioning Units, Water Softener, Painted Interior & Exterior (Hand Rolled), Upgraded Closets, Upgraded Powder Room Vanity/Sink/Toilet, & Additional Storage in Garage.

