

# Property Features

TROON HIGHLANDS ESTATES | 11962 E LA POSADA CIRCLE | NORTH SCOTTSDALE

## INTERIOR

- New security system installed (multiple 4k CCTV surveillance cameras, smoke detectors, sink water alarms)
- Updated WiFi systems with 2 boosters
- Wood shutters added in Dining Room, Office and Master Bedroom
- Electronic shades added in Great Room, Dining Room and Kitchen Window
- Carpets replaced in Living Room and Master Bedroom
- All light bulbs have been changed to LED lights
- Lighting updated in Dining Room, Master Bedroom and Front Entry
- All indoor sink and toilet valves updated to 1/4 turn valves
- Powder bathroom redone with Restoration Hardware finishes
- Installed a UV air filtration system
- Kitchen is plumbed for gas
- Changed flooring in Master Bathroom and Closet to travertine

## EXTERIOR

- Replaced HVAC units with 2 Trane units (3 Ton and 5 Ton - 18 Seer High Efficiency with variable speed motors)
- Replaced water heater with a Navien tankless gas water heater
- Exterior of home painted (Low Luster Sherwin Williams)
- Backyard fence painted
- Installed a new pressure regulator on main water line for the house
- Gas line and electrical line already plumbed to the backyard for possible pool addition
- All exterior wood doors revarnished
- New irrigation valves/lines
- Garage Remodeled:
  - New Anderson 18'x8' garage doors
  - Floors coated with Lifetime urethane
  - All new soft close cabinets with added bracing for heavy storage and a stainless steel sink

