

**10351 East White Feather Lane
Scottsdale, Arizona 85262**

Remodeling and Upgrades 2019 – 2022

Electrical:

- New dimmable LED ceiling can lights, spotlights and accent lights installed throughout the home.
- New Lutron Diva (dimming) wall switches installed throughout the home.
- All wall outlets replaced.
- Lighting zones and switching locations modified to become more user friendly.

Painting:

- Entire interior of home (including interior of garage) painted. Touchup paint available.
- All Vega beams re-stained (interior and exterior).
- Entire exterior of home painted, including perimeter walls and fences. Touchup paint available.

Kitchen:

- New Kitchen Appliances - Viking 36" Range top, Wolf 30" Oven, Wolf 30" Steam Oven, and Wolf Microwave.
- New Exhaust Fan – Opening above range top modified to accept new Zephyr exhaust fan.
- Soffit Above Seating Bar – Soffit modified to accept Vega beams and new pendant lighting.
- Lighting & Plumbing – Install new dimmable pendant lights in soffit above seating bar. Install new dimmable LED can lights and under cabinet lights. Install new sink plumbing fixture and disposal switch.

Great Room:

- TV Niche – Modify to accommodate larger TV, surround speakers and bass module.
- Whole House Music System – Reconfigure components and hookups. New universal remote. All rooms (including backyard patio) have ceiling speakers with individual volume controls.
- Fireplace – Refinish inside (flat black) and add remote starter.
- Lighting / Fan – Install new dimmable LED can lights and spotlights. Install new ceiling fan.

Living Room and Dining Room:

- Fireplace – Refinish inside (flat black) and add remote starter.
- Stonework – Install natural stone to fireplace seat, seat face and fireplace surround.
- Lighting – Install new dimmable LED can lights, spotlights and accent lights (including hallway).

Primary Bedroom:

- Fireplace – Refinish inside (flat black) and add remote starter.
- Stonework – Install natural stone to fireplace seat, seat face and fireplace surround.
- TV Niche – Modify niche to accommodate new TV, soundbar and bass module. All hookups in niche behind TV.
- Lighting / Fan – Install new dimmable LED can lights and spotlights. Install new ceiling fan. Install new light fixtures in master bedroom walk-in closets.

Primary Bathroom:

- Shower / Bathtub – Remove shower tile, add soap niche, re-float floor and re-tile shower. Install tile bathtub accents.
- Vanities – Remove medicine cabinets. Install new mirrors and tile accents above countertops.
- Lighting and Plumbing – Install new dimmable LED can lights, spotlights and vanity pendants. Install two new exhaust fans. Install new plumbing fixtures in shower, bathtub, and sinks. Install new towel bars and hooks.

Guest Bedrooms and Office:

- Lighting / Fans – Install new dimmable LED can light and new ceiling fans.
- Install new plumbing fixtures and towel bars in in-suite Guest Bathrooms.

Half Baths:

- Lighting – Install new dimmable LED can lights.
- Plumbing – Install new plumbing fixtures and towel bars (where applicable).

Laundry:

- Appliances – Install new washer and dryer.
- Lighting – Install new overhead lighting and dimmable under cabinet lighting.
- Plumbing – Install new utility sink plumbing fixture.

Upstairs Guest Suite:

- Install new bathroom mirror.
- Install two new window blinds.
- Lighting / Fans – Install new LED dimmable can lights and new ceiling fan.

Pool:

- Pool drained and refilled.
- Circulation pump replaced.
- Pool heater replaced.
- Regular (weekly) inspection and maintenance.

Landscaping:

- Many old plants removed (front and back yards).
- Re-contour grade and install new irrigation systems. (New supply lines, drip lines, emitters, and controllers.)
- Many old plants transplanted and many new plants installed (front and back yards).
- Seventy tons of crushed granite added (after planting) for aesthetics and weed protection.
- Large trees professionally pruned, shaped and deep-fed.
- Low voltage landscape lighting systems updated and new timers installed.
- Regular (twice monthly) landscape maintenance.

Miscellaneous:

- New hot water heater installed.
- New hot water circulation pumps installed.
- New central vacuum system installed.
- All twenty-four whole house music system ceiling speakers replaced (and upgraded) with new grills.
- Six windows replaced (failed seals).
- Twelve new exterior sconces installed.
- New HVAC registers and grills installed. Regular (twice annual) maintenance on all HVAC systems.
- Golf ball deflection screen installed at Master Bathroom windows.
- Viking BBQ rebuilt with new cover.
- Exterior firepit rebuilt with new burners and new stonework.
- Window screens replaced.
- Exterior sconces programmable (remotely) to turn on at dusk; off at dawn or at desired times.
- New ceiling light fixtures in garage.