

Sky Crossing

22220 N 34th Place | Phoenix, AZ 85050

5 Bed | 4 Bath | 3,860 SF | 2 Car Garage

INTERIOR

Engineered French Oak Hardwood Floors Throughout
Smooth Texture with Square Corners and 5" Baseboard
8' Solid Core Doors Throughout with Black Hardware and 6 Panel Square Design
Broan | Surface Shield Anti-Bacterial Room Fan in All Bathrooms
Honeywell T6 Pro Thermostats with WiFi; controlled with Resido App
Indoor and Outdoor Brink Security Cameras
Interior Painted in October 2023
Custom Window treatments throughout the home on all windows, from Brandt's Designer
Scottsdale Draperies and Hunter Douglas roller shades
Quartz Countertops throughout

KITCHEN

42" Wolf 6 Burner Gas Cooktop with 2 Ovens and Griddle
Pot Filler Above Cooktop
Thermador Stainless Steel side by side Fridge and Freezer
Thermador Dishwasher
Thermador Microwave
Soft Close Drawers
Under Cabinet Lighting
Walk-In Pantry
Double-sided Cabinets on the Island
Two Separate Recycle Centers
Lazy Susan
Upper Cabinets with Glass Inserts
White Farmhouse Sink
Lighted Drop Ceiling over Kitchen Island
Pre-wired for Surround Sound
Aguasana Water Filtration at Sink which also feeds to the Ice Maker in Freezer
Hunter Douglas Remote Controlled Window Treatments
Breakfast Nook Light Fixture

FAMILY ROOM

Gas Fireplace

Custom designed Window Treatments from Brandts + Motorized Roller Shades on a remote
Multi-sliding Glassdoor.

Facing of America Tile Surround that matches the Stair Risers

Dog Door with Lock that goes directly to Dog Run

60" Monte Carlo Maverick Matte Black Ceiling Fan

5 LED Recessed Lights Added with Pre-Wired Surround Sound

Stair Kick Lights

FOYER

Front door keypad access by code

Shiplap Accent Wall

Coat Closet

Slider door to a side courtyard with Marbella stone and Gas Fireplace

OFFICE

French Double Door with Glass Inserts

52" Maverick II Dark Walnut with Matte Black Damp Ceiling Fan

4 LED Lights Added

DINING ROOM

4 LED Lights Added

Wired for Chandelier/Light Fixture/Ceiling Fan

GUEST 5

Ceiling Fan and 4 LED Lights Added

Walk-In Closet

Adjacent to Full Bath

DOWNSTAIRS BATH

Installed a New Walk In Shower with a Glass Surround

New Framed Mirror

New Navy Cabinetry with Black Handles

Black Fixtures and Faucets

Undermount Kohler Rectangular Sink

Quartz Countertops

Towel Bar

New Comfort Height Toilet

PRIMARY BATH

New Comfort Height Toilet with bidet
2 Way Shower Completely Redesigned and Expanded
Steam Shower with Controls -Heats to 120 degrees with built-in bench
Freestanding Tub with Gold Hardware from Delta
New Cabinets, Countertops, Fixtures
Cabinets have Attached Trash Bins at both vanities
Linen Closet
Make-up Vanity with Drawer
LED Wall Mirror with Multiple Settings
Rain Shower, Handheld Faucets, and multiple setting shower head

PRIMARY CLOSET

Floor to ceiling custom designed cabinetry from Closet Factory
Belt Rack
Tie Rack
Two Wardrobe Hangers
Jewelry Drawer
Mirror Cabinetry
Pop-Out Mirror to See Every Angle
Shoe Racks
Cabinetry Has a Lifetime Warranty
Extra Outlet Added Inside Closet
Quartz Countertops Installed
Under cabinet lighting with a motion detector
Hardware added to cabinetry to match bathroom hardware

PRIMARY BEDROOM

4 LED Lights Added and Ceiling Fan
Coffered Ceiling
Wired for 1 Cat 6 and 1 Coax

LAUNDRY

Large Blanco Single Bowl Sink
Black Faucet and Handles
Replaced all cabinetry and added overhead cabinetry with Quartz Countertops
Operable Window

Front Load LG Washer, Dryer, Pedestal Storage, and 2nd mini Washer pedestal
Gas Dryer Stub
Tile accent flooring

GUEST 2 | BATH

Shiplap Accent Wall
Ceiling Fan and 4 LED Lights Added
Bathroom completely Remodeled with New Cabinetry
Removed bathtub and make a Walk In Shower with Glass Surround

GUEST 3 & GUEST 4 | HALL BATH

Ceiling Fan and 4 LED Lights Added
New Bathtub and Shower Surround
LED Wall Mirror with Multiple Settings

BONUS ROOM

Wired for 1 Cat 6 and 1 Coax
Entrance to Private Balcony off the Front of Home
Contemporary Style Plantation Shutters
Optional Uncovered Balcony Added to the Floor Plan

MECHANICS | GARAGE

Tankless Gas Hot Water Heater
Whole House Property Surge Protection System
Two Charging Ports Inside Garage (220v/50A with Copper Wiring at Garage)
Water Softener
Keypad Entry for Garage
Epoxy Garage Floors
2-Car Garage
Insulated Garage Doors
Two 5-ton Lennox Air Conditioning and Furnaces
Service Door to Backyard for Easy Access to Trash Cans
R-38 Ceiling Insulation Upgraded
Attached Overhead Storage

POOL & BACKYARD

Custom Designed and Completed by Verve Design (formally Crystal Falls Pools) upon
Completion of Home

Heated Pool and Spa with Gas Heater
Pool light with multi-color functions, all controlled on an app
In-Floor Cleaning
Marabella Stone
Backyard Landscape Lighting set on a Timer
Baja Shelf with 2 lounge chairs
3 Water Features and Spillover from Spa
14' by 14' covered Ramada
Gas Fireplace with electrical outlets above for T.V.
Pet-friendly artificial turf
New landscaping package designed by Crystal Falls
Delta 32" Built-in BBQ with Rotisserie
Delta 32" Teppanyaki Grill
Under Counter Access Door Under Griddle
Under Counter Access Drawer and Doors Under Grill
Wire for Surround Sounds Speakers under Covered Patio
Dog Run on Side Yard with pet-friendly Artificial Turf
Added Hose Bib
Holiday Light Package
Katchakid - Pool Fence to Convey

ADDITIONAL LOT HIGHLIGHTS:

Oversized lot with no neighbor directly to the South or West
Playground across the Street

COMMUNITY HIGHLIGHTS:

Six parks for all age ranges
Community center with state-of-the-art fitness center, locker rooms, conference room, multipurpose room, heated beach-front entry resort-style pool, splash pad, and event lawn &
Additional splash pad adjacent to the main Sky Crossing Park
A-Rated Sky Crossing Elementary (awarded one of the best elementary schools by U.S. News & World Report for 2025)