

THIS HOME HAS PLENTY OF NATURAL LIGHT THROUGHOUT IT'S BRIGHT, OPEN AND RECENTLY REMODELED, FLOOR PLAN. BECAUSE OF THE LOCATION, ITS PROTECTED FOR A GOOD PORTION OF THE DAY FROM THE FIERCE DESERT SUN. ALL WHILE YOU STILL ENJOY THE MAJESTIC DESERT VIEWS AND AMAZING SKIES ABOVE AS THE SUN RISES AND SETS ON YOUR PERSONAL SLICE OF PARADISE.

NEW FLOORING, INCLUDING STAIRS, CARVED BASEBOARDS.

FRESH PAINT THROUGHOUT, INCLUDING GARAGE

**THE OFFICE (BONUS ROOM) WALL IS OPEN TO THE LOWER LIVING AREA AND THE BASE OF FRAME HAS A 66" WATERFALL MANTLE COMPLIMENTING THE REST OF THE STONE.** THERE IS ALSO, A LARGE SLIDER TO AN OUTSIDE DECK. THIS IMPROVEMENT ALONE WELCOMES THE DESERTS VIBE THROUGHOUT THE HOME. THIS BONUS ROOM'S DOOR HAS BEEN REMOVED IN ORDER TO GO WITH THE OPEN FEELING OF THE REST OF THE HOME. NOTE: MANY OF THE UNITS WITH THIS SIMILAR FLOOR PLAN DO NOT HAVE THIS ADDITIONAL LIVING AREA. THOSE SLIGHTLY SMALLER UNITS MAY HAVE AN OUTSIDE DECK INSTEAD. WITH SOME MINOR HANDYWORK\* THIS BONUS AREA CAN EASILY BE CONVERTED TO A 3<sup>RD</sup> BEDROOM.

(THE OFFICE DOOR IS STORED IN THE GARAGE)

THE MAIN PATIO HAD A COMPLETE MAKE-OVER, THE ENTIRE AREA WAS RESURFACED WITH A NEXT GENERATION, HIGH-TEMP RATED, UV PROTECTED SURFACE, DOUBLE LAYERED EPOXY COMPOUND AND A SECONDARY COATING OF COMMERCIAL GRADE UV SURFACE SEALANT.

THE MAIN PATIO'S NEW DESIGN PROVIDES A MORE FUNCTIONAL OUTDOOR LIVING SPACE

MAIN PATIO HAS ADDED AC RECEPTICLE POWER OUTLETS AND A NATURAL GAS OUTLET FOR BBQ/FIRE PIT, LIGHTING, CHARGING, ETC

CUSTOM PAINTED COURTYARD ENTRY GATE

REPLACED PATIO WATER HOSE CONNECTION AND ON/OFF VALVE

RING DOORBELL CAMERA ADDED AT ENTRY & INCLUDES ONE EXTRA MOVABLE CAMERA

NEW MAIN, FRONT ENTRY DOOR, FIBERGLASS 4 LITE, UV RATED, BALL BEARING HINGES, WEATHER STRIPPING, FRESH PAINT

NEW ENTRY DOOR HARDWARE SET    DIGITAL CODED, APP CONTROLLED, FINGERPRINT, KEY ACCESS

NEW MAIN COURTYARD ENTRY LIGHT, MOTION DETECTING SCONCE

MCM / MID-CENTURY MODERN PENDANT, ENTRY FOYER CHANDELIER

BRAND NEW 75" SAMSUNG SMART TV, MOUNTED WITH HIDDEN CIRCUIT PROTECTED OUTLETS

THERE IS A LINE UP THE WALL TO SERVICE THE NEWLY ADDED LIGHT WITH FAN AND REMOTE

FLOATING TV CONSOLE WITH SHELVES AND STORAGE

A CEILING LIGHT WITH FAN WAS ADDED OVER THE TV VIEWING AREA

KITCHEN 100% COMPLETELY NEW AND REDESIGNED WITH 10 FT X 4 FT COUNTERTOP WITH A BOOKMATCHED WATERFALL, HAND PAINTED ITALIAN GLASS BACKSPLASH, MATCHING SET OF APPLIANCES (WARRANTY COVERAGE UNTIL JULY 2028) INCLUDING REFRIGERATOR, STOVE / CONVECTION OVEN AND DISHWASHER. LARGE NEW SINK, AND WITH CUTTING EDGE FAUCET TECHNOLOGY YOU HAVE THE MULTIFUNCTION MAIN FAUCET WITH A BUILT-IN, PURE WATER SPICKET THAT CAN CONTINUOUSLY PRODUCE AN INCREDIBLY CLEAN WATER ON DEMAND. THIS IS THE HIGHEST RATED SYSTEM IN THIS ADVANCED TECHNOLOGY AND DESIGN CATEGORY. NEW IN-SINK TRASH DISPOSAL, HOT/COLD SHUT OFF VALVES, ISLAND RECEPTACLE, EXTENDED LENGTH CABINETS UP AND DOWN, CABINET PULL HANDLES, ADDED STORAGE SPACE, BUILT IN, PULL-OUT TRASH CABINET, NEW OVER-STOVE EXHAUST FAN WITH LIGHTS, POWER OUTLETS WITH USB'S HIDDEN UNDER THE WATERFALL AND A DOCKING STATION ON THE NEWLY DESIGNED PHONE/LAPTOP COUNTER. THE MICROWAVE AREA IS NOW IN THE PANTRY ROOM UNDER STAIRS

THE KITCHEN BASIN IS PAIRED PERFECTLY WITH A SLEEK, MODERN STYLE 3 IN 1 FAUCET. EVEN THOUGH IT BOASTS A MINIMALIST APPEARANCE, THE FUNCTIONALITY IS IMPRESSIVE. THE FAUCET CAN BE USED WITH IT'S NORMAL STREAM OR WITH THE SPRAY FEATURE. AND BOTH CAN BE USED WITH THE PULL-DOWN, 360\* HANDLE. BUT IT'S THE IMPORTANCE OF THE 3<sup>RD</sup> FEATURE THAT MAKES ALL THIS WORTH MENTIONING, THERE IS A SMALLER, SECOND WATER SPOUT, BUILT RIGHT INTO THE FAUCET THAT PROVIDES YOU WITH SOME OF THE CLEANEST, HEALTHIEST, BEST-TASTING WATER THAT YOU MAY EVER HAVE. RIGHT FROM YOUR TAP. THIS NOT JUST A CHEAP FILTER SYSTEM. THIS IS TOP-OF-THE-LINE, BRAND NEW, NEXT GENERATION, IMPROVED WATER TECHNOLOGY AND IS A SMART ADDITION THE HOME. YOU WILL "TASTE" THE DIFFERENCE BETWEEN THIS CLEAN, FRESH TASTING, RE-MINERALIZED WATER V.S. TOXIC BOTTLED WATERS OR EVEN REGULAR TAP WATERS, CONTAINING; MICROPLASTICS, CHEMICALS, POISONS, ARSENIC, HEXAVALENT CHROMIUM IV, (ERIN BROCKOVICH), GLYPHOSATE, (MONSANTO) PFAS, MICROPLASTICS, ETC.

OK, MOVIN' ON...

DOWNSTAIRS FULL BATH, NEW SINK, FAUCET, NEW TOILET, STORAGE VANITY, INCL. EXT LINES & VALVES, WALL ACCESSORIES, ADDED LIGHT OVER TUB/SHOWER, ALL NEW TILE, INCLUDING 2

LARGE ALCOVE TILED SHELVES, SOME IN-WALL PLUMBING LINES, VALVE, SHOWER & BATH FIXTURES, HANDLES, TUB FILL, SPRAYER, ETC

ONE OF THE MOST DESIREABLE FEATURES OF THIS IRONWOOD FLOORPLAN IS... THE OFFICE (BONUS ROOM) RIGHT ABOVE THE STAIRCASE. THE WALL IS OPEN TO THE LOWER LIVING AREA AND THE OPENING IS FRAMED BY A WATERFALL WINDOW MANTLE MATCHING THE REST OF THE STONE. THERE IS ALSO, A LARGE SLIDER TO AN OUTSIDE DECK. THIS IMPROVEMENT ALONE WELCOMES THE DESERTS VIBE THROUGHOUT THE HOME. THIS BONUS ROOM'S DOOR HAS BEEN REMOVED IN ORDER TO GO WITH THE OPEN FEELING OF THE REST OF THE HOME. NOTE: MANY OF THE UNITS WITH THIS SIMILAR FLOOR PLAN DO NOT HAVE THIS ADDITIONAL LIVING AREA. THOSE SLIGHTLY SMALLER UNITS MAY HAVE AN OUTSIDE DECK INSTEAD. WITH SOME MINOR HANDYWORK\* THIS BONUS AREA CAN EASILY BE CONVERTED TO A 3<sup>RD</sup> BEDROOM.

(THE OFFICE DOOR IS STORED IN THE GARAGE)

NEW 6 SPEED, 72 INCH, LIGHTED CEILING FAN WITH REMOTE ADDED IN MAIN LIVING AREA

NEW INSULATED GARAGE DOOR WITH TRACKS, RAILS, SPRING AND FRESHLY PAINTED TO HOA COLOR CODE APRIL 2026

AMAZING, FRESH EPOXY, GARAGE FLOORING AND SEALANT, MATCHING THE SAME TOP QUALITY AND FRESH STYLE AS THE MAIN PATIO. OF COURSE, FRESH WALL AND CEILING PAINT

THE GARAGE HAS FRESH WALL AND CEILING PAINT

WATER HEATER SERVICED WITH NEW GAS LINES, WATER LINES AND VALVES ADDED NEW BASE

GENERAL ELECTRIC HVAC UNITS FULLY INSPECTED (2), RECIRCULATING INTAKE AREAS DUST REMOVAL SERVICE, INSTALLED NEW INTAKE FILTER, NEW POWER OUTLET/MAIN INSTALLED, NEW LINE AND CONNECTORS TO BRING UP TO CODE.

TOP OF THE INDUSTRY BOSCH CLOTHES WASHER/VENTLESS DRYER NEAR PERFECT CONDITION

CEILING LIGHTING ADDED

LAUNDRY LIGHTING UPDATED, NEW 6 DOOR CABINET STORAGE ADDED ABOVE THE LAUNDRY AREA

NEW WASHER/DRYER IN-WALL WATER SUPPLY VALVES ADDED

ALL NEW DOOR HANDLES

ALL WINDOW DRAPES AND/OR BLINDS/SHADES AND BLACKOUTS INCL.

NON-BEARING ENTRY FOYER WALLS REMOVED, ADDING A MUCH MORE OPEN APPEARANCE

CEILING SQUARED IN GARAGE TO KITCHEN ENTRY

ALL PLUG OUTLETS, RECEPTICLES, LIGHT SWITCHES, DIMMERS, SWITCH PLATE COVERS, ETC

INSTALLED HIDDEN POWER OUTLET WITH USB UNDER THE KITCHEN WATERFALL

POWER ADDED FOR NEW 72" LIGHTED CEILING FAN & REMOTE ADDED IN MAIN LIVING AREA

ADDED STORAGE AREA SHELVING, LIGHTING, POWER RECEPTICLE IN BAR/STORAGE/PANTRY  
FOR CHARGING AND MICROWAVE

NEW DOWNSTAIRS, DIRECTIONAL AC/HEAT VENTS

BANISTERS AND HANDRAIL COMPLETELY RESURFACED AND SMOOTH-SEALED

STAIRWAY, MODERN, PENDANT CHANDELIER WITH DIMMER AND 10 YEAR BULBS

STAIRWAY SAFETY STAIR RUNNERS

SMOKE DETECTORS/CARBON MONOXIDE DETECTOR AND FIRE-EXTINGUISHER IN PANTRY

UPSTAIRS PATIO DECK COVERING ON BOTH DECKS

MASTER DECK 6 FT COFFEE SHELF REPLACED WITH COOL SHELVING

HOME WARRANTY COVERAGE INCLUDED UNTIL MARCH 2027

THE "NEW OWNER'S" KIT CONTAINING SOME OF THE NEW PRODUCT MANUALS, REMOTES,

HOME STAGING ITEMS SUCH AS CHAIRS, RUGS, MIRRORS, ETC. INCLUDING UNFIXED ITEMS ARE  
NEGOTIABLE OUTSIDE OF ESCROW, HOWEVER THEY ARE NOT INCLUSIVE OF THE PURCHASE.