

ADDITIONAL FEATURES - 3022 W. Espartero Way, Phoenix AZ 85086

ENTRY

- Gated Entry Courtyard with slate tile flooring
- Gutters installed under eaves at courtyard
- Custom Security Screen Door – great for when the weather cools down

KITCHEN

- Rich, medium-dark oak raised panel cabinetry with crown molding
- Built-in work desk
- Stainless Steel KitchenAid Premium range with frameless glass cook top w/ beveled edges & touch activated controls
- Stainless Steel KitchenAid Dishwasher
- Stainless Steel Premium KitchenAid Microwave
- Highest grade pearl granite slab countertops in kitchen (also at linen cabinet) w/ slate backsplash
- R/O System
- Under mount sink
- Custom stained glass pendant lights over island / breakfast bar
- Stained glass chandelier in breakfast room

OFFICE / DEN

- Wood plantation shutters at window and at opening to Living Room
- French door entry

GARAGE

- Epoxy flooring, built-in storage cabinets and overhead storage
- Gas hot water heater with re-circulating hot water for instant hot water at the faucets

OTHER FEATURES

- Designer paint throughout
- Numerous stylish ceiling fans with remotes
- Wood blinds throughout
- 18" Slate-like tile laid at a diagonal throughout Living Room, Formal Dining, Family Room, Kitchen, laundry, hallways; tile in all baths
- Premium cut Berber carpeting in bedrooms
- 10' Ceilings
- Numerous architectural features including arched entryways
- Home is network wired
- Water Softener
- Security System
- Two blocks from Tramonto Community Pool & Playground

BACKYARD

- Very private and North-facing (North / South exposure)
- Large entertaining patio & covered patio, both with slate stone flooring
- Gas stub for BBQ
- Easy care artificial turf and mature shrubs

EXCLUSIONS

- Washer & Dryer
- Refrigerator
- Draperies & Rod in Living Room
- Book case in Den / Office (looks attached but it is removable)
- Garden / metal storage shed in backyard