

# 10289 Paradise Valley

## FEATURES

### 2018

- NEW pool plaster
- NEW Kool Deck and paint
- NEW pool lighting
- NEW Certainteed Roofing System – Highland Slate Designer Shingle:
  - 10 – year manufacturer warranty
  - 10 – year STX Roofing and Construction Leak Warranty

### 2017

- Kitchen Remodel
  - Oversized Marble Island Countertop
    - Single, solid marble slab (no seam)
  - Updated Backsplash
  - Designer chandeliers throughout
  - Brushed nickel faucets
  - Brushed nickel hardware
- Master Bath Remodel
  - Oversized designer John Richard chandelier
  - Designer Victoria & Albert “English Cast” soaking tub
  - Designer Victoria & Albert “English Cast” dual vanity sinks
- Master Closet Remodel
  - Two designer, John Richard, chandeliers
  - Double sided, free-standing, mirrored island with matching custom mirrored top
  - Floor to ceiling, rounded, custom shoe shelf with lighting
  - Custom, floor to ceiling, built-in closet cabinetry
- Upstairs Living/Library Remodel
  - Custom, functional barn doors
  - Custom built-in library book shelf
    - Designer lighting
    - Additional storage
- 2 of 3 Upstairs Restrooms Remodel
  - Updated white subway tile
  - Frameless shower glass frames

### 2016

- Designer chandelier over pool table
- Complete exterior paint
- Dual Property Security/Privacy Gates
- Complete professional landscape and lighting

### ADDITIONAL FEATURES

- Icynene spray foam insulation for energy efficiency
- Hidden room in master closet
- His and Her private water closets in master bath
- Sunken wine cellar off of media room
- Designer chandeliers throughout
  - All hanging chandeliers will remain
- Double sided, free-standing, mirrored island with matching custom mirrored top in master closet to remain
- Media Room AV equipment, seating, and pool table will remain
- Oversized designer mirror behind tub in master bath to remain