



Gated Estates Section of Coles Crossing
Corner lot
Backyard oasis
5 BR/ 6 BA (4 full, 2 half)
5226 sq. ft.
0.625 acres
Large Salt water, gunite pool with spa
4 car garage
Circular drive
Large BRs and closets
No flooding, no freeze damage
Plantation Shutters
Fireplaces (2 double-sided, remotes with manual override)
Radiant barrier in attic

Upgrades by current owners (exceeds \$550K)

2016- 2017 (new)

Door knobs/handles
Smoke detectors
Updated Kitchen (new cabinets, island, tile, granite, backsplash, appliances, vent hood)
Cabinets, sinks, faucets in all bathrooms
Flooring, tile, carpet throughout
Family room wood mantel
Paint - all interior rooms / exterior
Lighting/fans throughout (interior/exterior)
Insulated garage doors & garage door openers.
Unique Outdoor Mist-Away Mosquito system.
Lennox HVAC

Washer, dryer, refrigerator (2016) and additional refrigerator (2018) all included.

All TVs, speakers, receivers, amplifiers and cabinets for Living Room and Theater Room included (except upstairs bedroom TV/receiver/speakers). Components include: Sony 4K projector, Sonos port, Screen Innovations 100" retractable screen, 5.1 sound systems in Theater Room and Living Room with Revel speakers (2016), Oppo 4K Blu-Ray player (2017), LG Blu-Ray player (2021), Anthem Receiver (2019), Yamaha Receiver (2018), 4 Paradigm rock speakers (2 new in 2020), Niles outdoor speakers (2016), Samsung 55" 4K TV (2019). Samsung 40" exercise TV (2016), 55" outdoor TV.

Redesigned and upgraded landscaping (2018-2021). Improved drainage in front, back and side yards. Over 100 trees and bushes were installed including 12 hardy large palms from Moon Valley Nurseries in 2021.

Added river rock to the side yard and behind pool island.

Additional night scaping.

Carvestone patio by Allied Outdoor Solutions (2018)

New Pella windows throughout (2018)

New Pool equipment (2018-2021). Multi-flow pump, booster pump, multi-flow valve, salt cell generator, pool lights.

(2019) Upgraded UniFi wired & wireless Network with 4 Wi-Fi Boosters and 12U Network Enclosure. 1 Gig network.

New Roof by Telge Roofing (2019).

Updated wood fence (2019).

Additional insulation will be blown into the attic in 2021. (added over 12" of R44)

Painted wrought iron fence. (2021)

Single car garage door opener replaced in 2021.

Upgraded to Savant smart home automation system for Whole House Music, Home Theater and TVs. (2021)

Outdoor BBQ / refrigerator / granite countertop by Allied Outdoor Solutions (2016), new outdoor BBQ and refrigerator (2021-2022).

16602 Hamilton Park Drive

Cost of major upgrades

| Category | Year | Cost |
|--|-------------|------------------|
| Remodel Kitchen & Bathrooms | 2016 | \$99,639 |
| Carpet | 2016 | \$15,209 |
| Tile | 2016 | \$39,193 |
| Garage Doors & openers (3 car) | 2016 | \$2,495 |
| New garage door opener - single car | 2021 | \$200 |
| Paint (interior/exterior) | 2016 | \$34,500 |
| Appliances (Thermador double oven, microwave, 6 burner gas stovetop, dishwasher) | 2016 | \$9,252 |
| Lighting | 2016 | \$8,452 |
| Faucets, other BA items | 2016 | \$5,008 |
| Roof (Telge) | 2019 | \$24,160 |
| Pella Windows | 2018/2019 | \$43,040 |
| Rainbird -Wifi panel | 2017 | \$561 |
| Drainage (front yard) | 2021 | \$3,874 |
| Drainage/curb cutouts | 2017 | \$2,672 |
| Fence Upgrade | 2019/2021 | \$5,065 |
| Pool - LED lights | 2018 | \$3,161 |
| Pool | Various | \$5,400 |
| Additional Insulation (12" R44) | 2021 | \$3,050 |
| Additional Night scaping | 2017 | \$4,217 |
| Landscaping (excludes mulch, maintenance and bushes purchased that died) | Various | \$91,404 |
| Mist Away Mosquito Control System | 2016 | \$2,491 |
| Network Upgrade (Certified Wiring) | 2019 | \$4,500 |
| Carvestone -Allied Outdoor Solutions | 2017 | \$16,640 |
| Pool Equipment | Various | \$5,400 |
| Outdoor BBQ-Allied Outdoor Solutions | 2016 | \$17,340 |
| Outdoor grill | 2022 | \$3,680 |
| Outdoor fridge | 2022 | \$2,054 |
| HVAC-Lennox | 2016 | \$24,594 |
| Additional Refrigerator -mudroom (KitchenAid) | 2018 | \$1,800 |
| Kitchen Refrigerator (Samsung) | 2016 | \$3,242 |
| AV Equipment (excludes equipment purchased prior to 2016 still in use and any equipment purchased in 2016 and beyond no longer in use) | Various | \$45,166 |
| Total | | \$527,459 |

| Landscaping | | | |
|------------------------|------|----------|--|
| Item | Year | Amount | Description |
| Spring Gardens Nursery | 2017 | \$8,685 | Ligustrums along Key Ridge, Magnolias |
| Spring Gardens Nursery | 2017 | \$12,158 | Mediterranean palms, dwarf palms, magnolias |
| Spring Gardens Nursery | 2017 | \$3,750 | Mediterranean palms |
| Spring Gardens Nursery | 2017 | \$3,935 | Magnolia, rocks, sago palms |
| Spring Gardens Nursery | 2017 | \$4,630 | Mediterranean palms, French drain, magnolia |
| Spring Gardens Nursery | 2017 | \$2,170 | Ligustrum, rocks, Yucca bushes |
| Spring Gardens Nursery | 2018 | \$3,200 | Crepe myrtles, dwarf palm |
| Moon Valley Nursewry | 2021 | \$45,681 | 12 Large Palms (Sabal, Piru, Pindo, Med), Hollies |
| Spring Gardens Nursey | 2021 | \$6,210 | Cherry Laurels, Sunshine Ligustrums, B of Paradise, Junipers |
| Houston Garden Center | 2022 | \$985 | Misc Bushes and Flowers |
| Total Landscaping | | \$91,404 | |

| Pool | | |
|-------------------------------|------|---------|
| Booster Pump | 2017 | \$500 |
| Main Pump | 2017 | \$2,300 |
| Salt Cell | 2020 | \$1,000 |
| Pool Cleaner | 2021 | \$600 |
| Misc Valves / DE Filter Grids | 2021 | \$1,000 |
| Total Pool | | \$5,400 |

| AV Equipment | | |
|---|------|----------|
| Anthem receiver in Home Theater | 2019 | \$2,400 |
| Yamaha receiver in Living Room | 2017 | \$2,000 |
| Samsung 4K TV in Living Room | 2019 | \$2,819 |
| Savant TV and Whole House Music Control | 2021 | \$10,750 |
| Home Theater Revel speakers and Screen Innovations screen, Living Room speakers, Outdoor speakers | 2016 | \$11,500 |
| OPPO 4K player in Theater Room | 2017 | \$566 |
| BDI Entertainment -Consoles in Living Room and Theater Rooms | 2016 | \$3,900 |
| Paradigm Rock Speaker | 2020 | \$375 |
| Paradigm Rock Speaker | 2019 | \$356 |
| Whole house music and TV set-up Installation and wiring | 2016 | \$10,500 |
| Total AV Equipment | | \$45,166 |

| Other Details | | |
|--------------------------|----------|-----------|
| Greg Pratt | \$93,522 | 2016 |
| Carpet | \$15,209 | 2016 |
| Prosource / Arizona Tile | \$34,066 | 2016 |
| Arizona Tile | \$5,127 | 2017 |
| Additional vanities | \$4,336 | 2016 |
| Toilets (2) | \$400 | 2016/2021 |
| Pedestal sinks (2) | \$854 | 2016 |