

Builder Updates

The Luckys
NORTH SCOTTSDALE

BOULDER RANCH | 26727 N BOULDER LANE | NORTH SCOTTSDALE

- Expanded garage depth of 2 feet
- Expansive 15 foot sliding stacking doors
- Soft water system
- Upgraded solid core interior doors throughout house
- Upgraded venetian bronze door hardware
- French oak flooring throughout house
- Full alarm system with 4 cameras accessible from phone/computer

Master Bedroom

- Expand master suite by 2 feet
- Coffered ceiling with custom beams
- Pendant and ceiling light pre-wire
- In-ceiling speakers for tv/stereo
- Master bath
- Full marble shower
- Full marble floor
- Full marble slab vanity x2
- Rain shower head in master bath
- Top of the line Kohler fixtures.
- Upgraded cabinets w/ additional drawers
- Stackable washer/dryer in master closet
- Pre-wire for custom closet lighting
- Comfort height toilet
- Beveled glass medicine cabinet x2
- Additional sconce lighting outlets

Kitchen

- Upgraded cabinets
- Custom island with wood details
- Upgraded quartzite counters
- Upgraded marble back splash
- Upgraded 48 inch Wolf range
- Upgraded Cove dishwasher
- Wolf Coffee maker
- Wolf vacuum sealer
- Subzero 48 inch refrigerator/freezer with internal ice water dispenser
- Upgraded Wolf range exhaust
- Kitchen convenience and elegance package with under cabinet outlets
- Ceiling lowered and soffit added
- Upgraded kitchen drawer for utensils and knives x5



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Pull out pantry cabinet
Cabinet panels for all dishwashers and Subzero drawers
Upgraded faucet
Soap dispenser and air switch for disposal
Under mount sink

Butler pantry

Custom cabinets with glass doors
Low voltage lighting
Quartzite countertop
Marble backsplash

Wet bar

Custom glass door cabinets
Sub zero refrigerator doors
Sub zero 36inch wine fridge
Kohler stainless under mount sink with designer faucet
Low voltage lighting
Upgraded quartzite counters
Custom marble back splash

Prep Kitchen

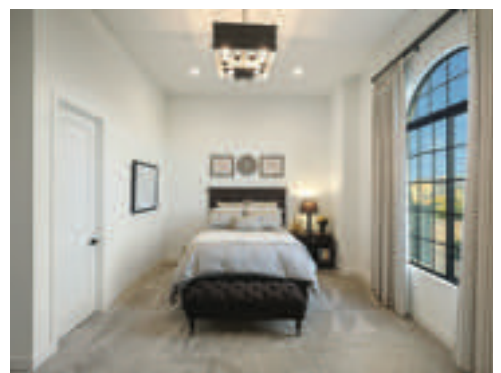
Asko Dishwasher
Sub Zero drawer freezer and fridge
Wolf M series built-in convection oven
Wolf Steam oven
Wolf Warming drawer
Kohler double under mount stainless-steel sink
Custom back splash
Kitchen convenience and elegance package with under cabinet outlets
Soap dispenser and air switch for disposal

Casita kitchenette

Wolf Microwave
Subzero fridge w/ freezer
Stainless steel sink
Custom granite

Upgraded casita bath

Shower vs tub



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Beveled glass medicine cabinet
Comfort height toilet
Double shower heads
Frameless shower doors
Designer tile
Upgraded Kohler hardware

Powder room

Full bath in powder room
Upgraded tile and stone floor
Comfort height toilet
Upgraded pedestal sink
Upgraded Kohler hardware

Laundry room

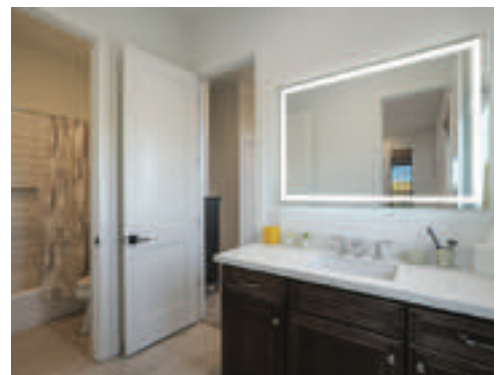
Full cabinets
Upgraded sink and faucet

Guest room bathroom

Custom tile
Wiring for custom mirror
Comfort height toilet
Upgraded Kohler hardware

Additional Upgrades

- Spray foam ceiling insulation
- Insulated garage
- Garage side door
- Garage 220V electric car charging outlet
- Floor outlets in living room and great room
- Fireplace in great room
- 1 foot beams in great room x6
- Great room surround sound pre-wire
- \$38K of electrical upgrades (Canned lights in all rooms, Deluxe Leviton dimmers, Ceiling light pre-wire, TV pre-wire throughout house, Sconce pre-wire)
- Surround sound speakers in family room
- Santa Fe wall texture in lieu of standard
- CAT 6 wiring
- WiFi boosters X3



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Outdoor Patio

220V infrared, flush, in-ceiling heaters

Wiring for ceiling fan

TV wall mount wiring

X2 outdoor speakers controlled from in-house stereo with separate volume control

Outdoor

Extra hose bib

Extra outdoor outlets

Holiday lighting outlets near roof overhang

Extra outdoor lighting at front door



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Post Purchase Upgrades:

Entry

RH Chandelier
RH Sconce Lights

Study

RH Chandelier
Sony 55 Inch TV

Powder Room

RH Pendant Lights
Custom Mirror

Dining Room

RH Chandelier
Custom Drapery

Guest Bedroom #1

Guy Chaddock Chandelier
Sony 55 Inch TV
Custom drapery

Guest Bathroom

Custom Mirror
Custom Drapery

Casita Bathroom

RH lighting
Custom Drapery

Casita Living

Sony 40 Inch TV
Custom drapery

Casita Bedroom

Custom Drapery



Owner Upgrades

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Game room

RH chandelier
Custom Draperies with Remote Controlled Roman Shades
Samsung 65 Inch TV

Family Room

Sony 77 Inch TV
Custom Draperies

Master Bedroom

Custom Draperies
Sony 70 Inch TV
Custom California Closet Being Designed

Master Bathroom

Custom Mirrors
RH Sconce Lighting

Butler Pantry

Sub-Zero Wine Fridge

Laundry Room

GE Washer and Dryer

Front Yard - Professionally Designed Landscaping

Numerous Saguaro and Other Native Cactus
Contoured Yard Design
Over 100 Plants/Shrubs All on Drip Irrigation
Travertine Patio
Water Feature
Fire Pit
Custom DC Ranch Stone Accents
Side Fences with Custom Gates
LED Outdoor Lighting with Light sensor on/off
Side Patio for Storage off Garage Side Door

Back Patio

Travertine Patio
Big Ass LED Outdoor Fan



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