



THE PEAK 10  
NORTH SCOTTSDALE  
*A MODERN DESERT PARADISE AWAITS YOU*



## FEATURE SHEET – FULL CUSTOM REMODEL & AMENITIES

9701 E. HAPPY VALLEY ROAD UNIT 10 | SCOTTSDALE, AZ 85255 (APN: 217-06-059A)  
5745 SF | 5 BEDS | 4.5 BATH | 4.45 ACRES | THE PEAK NORTH SCOTTSDALE

**Unveiling** an Exceptional Full-Custom Contemporary Reconstructed Estate nestled in an irreplaceable 4.45-acre natural Sonoran Desert setting, studded with 100+ majestic saguaros, natural and botanical landscape in The Peak, a prestigious and private gated enclave in North Scottsdale, showcasing majestic views of Pinnacle Peak and surrounding mountain ranges, and panoramic sunsets and sparkling city lights. With meticulous attention to detail, the interior and exterior have been completely redesigned, including front & rear grounds, new driveway paver system with LED accent lights, new entry portico. New hardscape and landscape additions throughout, resort-level rear yard with sparkling pool and spa, and expansive outdoor living area. As you wander the tree-lined driveway, be prepared as a transformative experience awakens all your senses, drawing you into the embrace of home's stately presence and scenic landscape creating harmonious ambiance with nature, while ensuring the privacy and spaciousness you desire. As you approach the grand portico a sense of sophistication and elegance greets you. Immerse yourself in tranquility as you admire the perfectly manicured vistas and majestic mountain horizons. The craftsmanship, precision and views of this residence are nothing short of breathtaking, redefining luxury living in North Scottsdale and a lifestyle that is first-class in every sense. Unveiling The Peak 10, a distinctive blend of architectural significance and interior artistry within a retreat-like outdoor ambiance reminiscent of the Four Seasons Los Cabos.

**Immerse** yourself in the epitome of luxury Arizona living, introducing the **Peak 10**, where your modern desert paradise awaits!

# INTERIOR REMODEL SUMMARY

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## APPLIANCES

- New Stainless Steel Thermador Appliances Throughout (Kitchen, Bar Area, Den/Bed 2)
- Additional Appliances (Outdoor Kitchen, BBQ Area)

## AUDIO VISUAL SYSTEMS

*(Refer to separate AV feature sheet for built-in capabilities and for addl. equipment & feature options)*

- Pre-Wired for AV System, Home Theater, and future expansion capability throughout (Fiber, COAX, CAT6A, CAT7)
- Sonos-Ready, with Controller & Amplifier
- Built-In Middle Atlantic Slide-Out System Rack, equipment ready
- Martin Logan surround sound speakers installed in: Kitchen, Primary Bed, Bath, Dining Area, Bdrm 1 & 2, Garage
- Outdoor Speakers & Subwoofer (behind pool & outdoor living area)
- Rear Covered Patio pre-wired for 6 additional speakers
- Pre-wired for additional speakers throughout the house

## BASEBOARDS

- New 5 1/2" MDF Baseboards with Mitered Corners Throughout

## CABINETRY

- New custom-built cabinetry throughout (Rift Cut White Oak, Vertical Grain, Natural Stain) with Soft Close Doors & Drawers. Emtek cabinet pulls.
- Gloss White Lacquered Appliance Wall Cabinetry

## CENTRAL VAC SYSTEM

- Plumbed New Lines, Added New Wall Inlets, New Test Inlet, New Collection Canister System in Garage

## DOORS/LOCKSETS/HARDWARE

- New Emtek Hardware:
  - Tribeca Series Customized Door Hardware & Locksets (including Thumb turn Locks) Throughout
  - WIFI EMPowered Electronic Keypad Deadbolt for Garage Main Entry (App enabled)
  - Ball-Bearing Self-Closing Square Corner Door Hinges for Garage Main Entry
  - Ball-Bearing Square Corner Door Hinges

- Cylindrical Floor Bumper Doorstops & Wall Bumpers

## DRYWALL & TEXTURE

- Removed Original Ceiling Bump Outs & Wall/TV Niches/Banco Walls Throughout
- Reconfigured Floorplan Framing for Improved Layout, Function & Flow
- Removed Original 1/4" Drywall Sheetrock & Replaced with New 5/8" Drywall, Mud/Tape
- New Level 5 Smooth Finish Texture Throughout

## ELECTRICAL

- Garage – replaced 400-amp panel box & all circuit breakers
- Garage – new j-box and 200-amp electrical panel & breakers (for future expansion capability)
- Garage – added 50-amp outlet for EV charger
- Primary Closet – replaced 200-amp panel box & circuit breakers
- Added 100-amp service box by outdoor hardscape stairs
- New Electrical Wiring Throughout
- New Custom LED light fixtures throughout interior & exterior
- New Outlets & Switches for Floorplan Redesign
- New Legrand Radiant Outlets, Switches, Cover Plates
- Added Dimmer Switches Throughout
- Added Recessed LED Lighting Throughout
- New MinkaAire Ceiling Fans with Remotes Throughout
- Wired & Installed New Hardwired Smoke Detection System Throughout
- Network Pre-Wire in all bedrooms
- Installed new conduit & cable to pool subpanel

## ELEVATOR

- Accessibility from Main & Upper Floors
- Adjacent to Staircase
- Custom Wood-Stained Wall Paneling & Floor
- New Exterior Control Panels with Custom White Glass Buttons
- New Elevator Light
- Elevator Mechanical Equipment Serviced & Maintenance 2024

## FIREPLACE – GREAT ROOM

- Reframed Fireplace Surround Wall & Added Extra Ceiling Steel Beam Support
- New Flare See-Thru 70" Linear Direct-Vent High Glass Fireplace, New 3D Steel Burner, New Firestop,

Venting/Flue, and Chimney Chase Top (includes glass safety screens & remote)

- New Burner Media Added: Crushed Black Glass & Ceramic Fire Balls
- New Fireplace Surround Wall with Diane Royale Marble Tile (straight set, 24" x 24")

## FIREPLACE – PRIMARY BDRM

- Reframed Fireplace Surround Wall
- New modern Flare Front-Facing 70" Linear Direct-Vent High Glass Fireplace, New 3D Steel Burner, New Firestop, Venting/Flue, and Chimney Chase Top (includes glass safety screens & remote)
- New Fireplace Surround Wall with Honed Natural Limestone Tile (straight set, 12" x 24")

## FLOORING- MAIN LEVEL

- New Large-format Italian Porcelain Tile Flooring Throughout Main Level (48" x 48"), Flex-Guard membrane included.

## FLOORING – UPPER LEVEL

- New Opus Genoa European Oak Plank Engineered Hardwood, 4mm wear layer, UV Cured Urethane Finish (5/8" x 8 3/4")

## FRONT ENTRY DOOR SYSTEM

- Reframed Front Entry for new Glass Entry Door System
- New All-Glass & Aluminum-Framed Entry System (12'w X 13'h), including: 5' Pivot Front Door, 42"x 10' Side Light Panels & 2' Top Transom Panel & New Threshold, Anodized Bronze, Low E Glass, w/ stainless steel modern bar door pulls

## HVAC SYSTEMS

- New 80 CMF Exhaust Fans, New Vents/Ductwork Throughout
- New Custom Ductwork & R8 Value Flex Ductwork
- (3) LENNOX HVAC Compressors & Air Handlers with Aqualink Sensors – total of 13 tonnage – Replaced 2020
- (3) New Smart Thermostats- LENNOX iComfortE30 WIFI-enabled smart thermostat, ability to remotely control with Lennox phone app
- LENNOX HVAC systems includes Parker & Sons 3 Year Service Warranty (remaining balance transferrable)
- New White Modern Cover plates for Vent Ducts>Returns

## LED LIGHTING FIXTURES

- Replaced & Added Additional Recessed LED Lighting & Recessed LED Ceiling Directional Accent Lighting
- Added LED Wall Art Lighting on Elevator Art Wall
- Added new LED Accent Strip Lighting Throughout
- Added new LED Lighting Fixtures Throughout (Chandeliers, Pendants, Sconces)

## PAINT

- Entire Interior Throughout (Ceilings, Walls, Baseboards, Interior Doors & Casing/Trim) with Premium Dunn Edwards Suprema Paint, Flat, Semi-Gloss, Eggshell finishes

## PLUMBING

- New plumbing throughout, replaced plumbing with new PEX lines, premium stops & rough-in valves
- New Main Shut-Off Valve
- Pressure regulator replaced
- Installed (2) 50-Gal Electric Water Heaters with Expansion Tanks (includes remaining transferable 10-yr warranty)
- New (2) Dedicated Hot-Water Recirculation Loops & Recirculation Pumps (primary bath, rest of the house)
- New Bathroom Plumbing Fixtures (Faucets/Shower Systems, Sinks, Toilets, Bathtubs, Accessories)
- New Kitchen, Bar and Laundry Fixtures & Sinks

## WATER HEATERS & FILTRATION SYSTEMS

- (2) 50-gal electric water heaters with expansion tanks and pressure regulators
- New Whole-House Filtration System (in garage)
- New 2-Stage Water Purification Systems (Kitchen, Main & Upstairs Bedroom Bar)

## SHOWER/BATHROOM GLASS

- New 3/8" shower glass panels and tub-shield glass in baths

## SMART HOME/LOW-VOLTAGE SYSTEMS

*(Refer to separate AV feature sheet for built-in capabilities and for addl. equipment & feature options)*

- New Lutron Homeworks System for Lighting and Automated Shade Control
- Programmable Lutron Panels Throughout, WIFI-Enabled Lutron Phone App, with ability to control 10 window/door location, 5 Pico Switches, Remote Pico Controllers included.
- New (6) Homeworks Maestro LED & Dimmers
- New (5) Palladium 4-button Programmable Keypads
- New (22) Lutron-Controlled Automated Shades & (2) Primary Bdrm Draperies Systems & Matching Lutron Valances Throughout
- Ability to Extend Lutron-Controlled Areas

- New Low-Voltage Rough-In, Pre-Wire and Prep for future use.

## SOLID SURFACES/TILE

- New solid surface slab materials (Quartzite) throughout.
- New Floor Tile throughout

## WINDOWS, SLIDING GLASS & PATIO DOORS

- New Pella Reserve Contemporary Low-E, Energy-Star, Low Profile Windows, Sliding Glass & Patio Doors (Matte Black Aluminum Frame, Black Wood Interior)

## DETAILED INTERIOR FEATURES

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### KITCHEN/BREAKFAST NOOK

- Expanded Kitchen Layout & Full Redesign
- Expansive Windows with Pinnacle Peak Views
- New Thermador Masterpiece Series Appliance Package
  - 36" Masterpiece Sapphire Glass Induction Cooktop WIFI-Enabled
  - 36" Masterpiece Ventilation
  - 600 CFM Flexible Downdraft Blower
  - 30" Double Wall Oven
  - 30" Convection Microwave Oven
  - Built-In Plumbed Coffees Machine
  - (2) Warming Drawers
  - 30" Built-In Fresh Food Column
  - 24" Built-In Wine Preservation Column
  - 30" Built-In Freezer Column & Ice Maker
- Custom Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors & Drawers & Gloss White Lacquered Appliance Wall Cabinetry
- Custom Cabinetry Hardware – Emtek Edge Pulls & Handles
- Built-In Trash & Recycle Bins
- Ijen Blue Quartzite Slab Waterfall Island with Prep Sink & Dining Seating
- Glacier White Quartzite Slab Countertop with matching Full-Height Backsplash
- Kohler Sink, Faucets, Delta Sink & Water Filter Island
- Built-In 2-Stage Water Filtration System Kitchen Island
- Recessed LED Lighting + Custom Allegi Crystal Pendent Lighting in Kitchen & Breakfast Nook
- Under Cabinet & Upper Cabinet LED Lighting & Upper Cabinet Hidden Outlets
- Large Format Italian Porcelain Tile Flooring
- Built-In Surround Sound Speakers
- Recessed LED Lighting
- Automated Lutron Shades & Cornices
- Open to Family Room

- New Baldwin Door Hardware & Locksets
- Door chimes added for audible pool safety notice feature

### WINE DISPLAY

- New VintageViews Floor-to-Ceiling Wine Racking System, Antique Gold Finish
- Floor-to-Ceiling 3/8" Glass Surround with Antique Gold Handles and Supports
- Rift White Oak Wall Paneling with Gold Accents
- LED Backlighting and pre-wired for climatization

- Direct Access to Rear Patio & Outdoor Living Area

### BUTLER'S PANTRY/MUD ROOM

- Walk-Thru Pantry & Storage Area
- Floating Custom Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors & Drawers
- Custom Cabinetry Hardware – Emtek Edge Pulls & Handles
- Large Appliance Garage with Pocket Doors & Electrical Outlets
- Recessed LED Lighting & Under Cabinet LED Lighting
- Taj Mahal Honed Slab Countertop with Full-Height Diane Royale Marble Backsplash
- Large Format Italian Porcelain Tile Flooring

### FAMILY ROOM

- Pre-Wiring for Home Theater/Dolby Atmos System with built-in Artison subwoofers
- Expansive Sliding Glass Patio Door & Windows with Pinnacle Peak & Pool Area Views
- Large Format Italian Porcelain Tile Flooring
- Added Black Structural Support Post & Beam
- MinkaAire Xtreme 84" Ceiling Fan with Remote
- Built-In Surround Sound Speakers
- Recessed LED Lighting & Crystal Pendent Lighting
- Pre-Wired for New Custom AV Package
- Pre-Wired for New Integrated Projection System & Ceiling-Mounted Retractable Viewing Screen
- Articulating Wall Bracket for TV mounting
- Open to Kitchen & Bar Area
- Direct Access to Rear Patio & Outdoor Living Area
- Automated Shade

### BAR AREA

- Floating Custom Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors
- Custom White Oak Bar Wall Display with Cubbies

- (2) Undercounter Summit Beverage Refrigerators
- Kohler Bar Faucet & Houzer Bar Sink
- LED-illuminated waterfall Glacier White Quartzite bar island seating area with white oak trim panels
- Full Height Selenite Crystal Backsplash Display with LED channel surround accent lighting
- Under Cabinet LED Lighting & Upper Cubbie Outlets
- Crystal Accent Pendent Lighting
- Large Format Italian Porcelain Tile Flooring
- Built-In Surround Sound Speakers & Recessed TV wall mount
- Pre-Wired for Home Automation Control Panel
- Open to Family Room

## WINE DISPLAY AREA

- New Floor-To-Ceiling Glass-Encased 120-Bottle Wine Display (Vintage View Vino Rails System, Golden Bronze finish)
- Outlet wired for Wine Temperature Control
- Gold Door Handles and Glass Frame Hardware
- LED channel surround accent lighting
- Rift White Oak Wall Paneling with Gold Accent Inserts
- Glacier White Quartzite Wine Uncorking Countertop Slab
- Selenite Crystal Backsplash Display
- Crystal Accent Pendent Lighting
- Large Format Italian Porcelain Tile Flooring
- Open to Family Room

## DINING ROOM

- Expansive Sliding Glass Patio Doors & Windows
- Custom Crystal Chandelier
- Large Format Italian Porcelain Tile Flooring
- Built-In Surround Sound Speakers
- Recessed and Art Accent Lighting
- Open to Dramatic Marbled Fireplace Wall with Built-In Two-Way Flare Fireplace & Great Room
- Direct Access to Rear Patio & Outdoor Living Area
- Spectacular Views of Pinnacle Peak & Pool Area

## FRONT ENTRY

- Custom Glass & Aluminum Front Pivot Door
- Floor-to-Ceiling Side Panel Glass
- Custom Crystal Linear Suspension Lighting Fixture
- Built-In Shade Valance & Retractable Automated Shade
- Large Format Italian Porcelain Tile Flooring
- Pre-Wired for Doorbell System, Home Automation Control Panel
- Spectacular Views of Pinnacle Peak & Pool Area

## GREAT ROOM

- Audio System Pre-Wiring
- Expansive Sliding Glass Patio Doors & Windows
- Large Format Italian Porcelain Tile Flooring
- Open to Dramatic Marbled Fireplace Wall with Built-In Two-Way Flare Fireplace & Dining Room
- Pre-Wired for Full House Audio System
- Recessed and Fireplace Accent Lighting
- MinkaAire Xtreme 84" Ceiling Fan with Remote
- Built-In Shade Valance & Retractable Automated Shade
- Spectacular Views of Pinnacle Peak & Pool Area

## POWDER ROOM

- Floating Custom Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors & Open Storage Below
- LED Under Cabinet Lighting
- Taj Mahal Honed Slab Countertop & Backsplash
- 3D Tiled Full Height Accent Wall
- LED Lighted Crystal Surround Mirror
- LED Crystal Wall Sconces, Champagne Finish
- LED Chandelier, Champagne Finish
- Kohler Vero Toilet with Dual-Flush
- Kohler Vero Vessel Sink & Parallel Faucet
- Recessed LED Lighting

## FLOATING STAIRWAY & LANDINGS

- Floating Stair System (Steel Beam Mono-Stringer Support, Floating White Oak-Stained Treads & Platform) with LED under-step lighting
- New Framed Matte Black Steel & Glass Paneled Railing & Upper Balcony Landing
- New Wall-Mounted Matte Black Hand Railing

## ELEVATOR AREA

- Recessed and Art Accent Lighting
- Custom Crystal Vertical Linear Ceiling Chandelier
- Samsung QLED Dynamic TV/Digital Art Display

## PRIMARY SUITE

- Expansive Sliding Glass Patio Doors & Windows
- Full Height Fireplace Wall with honed Limestone Tile Surround
- Recessed and Fireplace Accent Lighting
- Bed Wall Accent Lighting
- MinkaAire Xtreme 84" Ceiling Fan with Remote
- Large Format Italian Porcelain Tile Flooring
- Spectacular Views of Pinnacle Peak & Pool Area
- Built-In Window Shade Valances (Lutron Automated)
- Pre-Wired for Home Automation Control Panel
- Large Seating Area

## PRIMARY BATH

- Dual Floating Custom Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors & Open Storage Below
- Large Format Italian Porcelain Tile Flooring
- Wainscot Tub Accent Surround & Floating Tub Area Seating
- LED Under Cabinet Lighting
- Taj Mahal Honed Slab Countertop & Backsplash
- LED Vanity Mirrors, Wall Sconces & Chandelier
- Dual Kohler Vero Vessel Sinks & Parallel Faucets
- Kohler Vero Soaking Tub & Floor-mounted Tub Faucet & Spray
- Dual Amba Heated Towel Bars
- Recessed LED Lighting & Built-In Surround Sound Speakers
- Full Length Wall Wardrobe Mirror
- Large Walk-In Shower with Multiple Kohler Showerheads, Body Sprays, Rain shower head
- Floor-to-Ceiling Shower Surround Glass, Large Format Shower Walls & Floating Seating Area
- LED-illuminated Glacier White Quartzite Shower Column Wall
- Private Water Closet with Pocket Door
- Kohler Vero Toilet with Dual-Flush
- Kohler Hotelier Towel Bars
- Water Closet Cabinetry & LED lighted mirror
- Automated Shades

## PRIMARY CLOSET

- Custom Closet Package Designed by Closet & Storage Concepts
- Opus Genoa European Oak Floors
- Recessed LED Lighting & LED Chandeliers
- LED strip accent lighting
- Venting/Electric ready for stackable Washer/Dryer
- Automated Shades

## LAUNDRY ROOM

- Custom Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors & Floating Shelf
- Taj Mahal Honed Slab Countertop & Backsplash
- Large Format Italian Porcelain Tile Flooring
- Recessed LED Lighting
- New Washer/Dryer Plumbing/Vent
- New Delta Sink/Kohler Faucet
- Automated Shade

## UPPER LANDING AREA

- Opus Genoa European Oak Floors
- Recessed LED Lighting
- Built-In Audio System Rack (ready for equipment)

- Open to the Livable Area Below
- Direct Access to Elevator
- Access to Front Balcony View Deck

## GUEST BEDROOM 1 (REAR SIDE OF HOUSE)

- Ensuite
- Opus Genoa European Oak Floors
- MinkaAire Roto 52" Ceiling Fan
- Recessed LED Lighting
- Automated Shades
- Walk-In Closet with Built-In Shelving
- Sliding Patio Door Access to Rear View Deck
- Dramatic Views of Pinnacle Peak

## GUEST BATH 1 (REAR SIDE OF HOUSE)

- Porcelain Tiled Flooring
- Custom Cabinetry & Emtek Hardware
- Custom Tile-Surround/Niche/Glass Shield
- Kohler Alcove Tub
- Kohler Parallel Bath Faucet & Shower Head
- Kohler Vero Vessel Sink & Parallel Faucet
- Kohler Vero Dual-Flush Toilet
- Taj Mahal Honed Slab Countertop & Backsplash
- LED Vanity Mirror, Wall Sconces
- Dramatic Views of Pinnacle Peak

## GUEST BEDROOM 2 (REAR SIDE OF HOUSE)

- Ensuite
- Opus Genoa European Oak Floors
- MinkaAire Roto 52" Ceiling Fan
- Recessed LED Lighting
- Automated Shades
- Walk-In Closet with Built-In Shelving
- Sliding Patio Door Access to Rear View Deck & Upper West Wrap-Around Balcony
- Dramatic Views of Pinnacle Peak

## GUEST BATH 2 (REAR SIDE OF HOUSE)

- Porcelain Tiled Flooring
- Custom Cabinetry & Emtek Hardware
- Custom Tile-Surround Shower/Niche/Glass Shield
- Kohler Alcove Tub
- Kohler Parallel Bath Faucet & Shower Head
- Kohler Vero Vessel Sink & Parallel Faucet
- Kohler Vero Dual-Flush Toilet
- Taj Mahal Honed Slab Countertop & Backsplash
- LED Vanity Mirror, Wall Sconces
- Dramatic Views of Pinnacle View

## GUEST BEDROOM 3 (SOUTH SIDE OF HOUSE)

- Opus Genoa European Oak Floors
- MinkaAire Roto 52" Ceiling Fan
- Recessed LED Lighting
- Automated Shades
- Walk-In Closet with Built-In Shelving & Drawers
- Pre-Wired for TV/AV
- City Light & Valley Views

## GUEST BDRM 3 & 4 BATH (WEST SIDE OF HOUSE)

- Porcelain Tiled Flooring
- Custom Cabinetry & Emtek Hardware
- Custom Tiled Shower/Niche/Bench & Shower Glass
- Kohler Parallel Shower Head
- Kohler Vero Vessel Sink & Parallel Faucet
- Kohler Vero Dual-Flush Toilet

- Taj Mahal Honed Slab Countertop & Backsplash
- 3D Tiled Full Height Accent Wall
- LED Vanity Mirrors, Wall Sconces

## GUEST BEDROOM 4/DEN AREA (WEST SIDE)

- Opus Genoa European Oak Floors
- Custom Bar Cabinetry (Rift Cut White Oak, Vertical Grain) with Soft Close Doors & Floating Shelves
- 24" Thermador Masterpiece Undercounter Double Drawer Refrigerator/Freezer with Ice Maker
- MinkaAire Roto 52" Ceiling Fan
- Recessed LED Lighting
- Automated Shade
- Walk-In Closet with Built-In Shelving & Drawers
- Pre-Wired for TV/AV
- City Light & Valley Views

## GARAGE IMPROVEMENTS

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- Refinished Epoxy Flooring
- New Clopay Garage Overhead Door, 2" insulation, Model: 9201, included sealed case bearing rollers
- New LiftMaster Elite Series 8500W Residential Garage Door Openers (Wall-Mounted for more overhead storage), with Smart Control Panel, remote operation with MyQ app
- Installed 50A circuit between 2 garage doors for EV use
- Installed Custom Cabinetry with Wood Top (plumbed for sink)
- Painted Garage Ceilings, Walls, Storage Rooms, Doors, Trim, Dunn Edwards Premium Paint
- Installed MinkaAire 52" Roto Ceiling Fans with Light Kit
- Installed Ceiling-Mounted LED Flat Panel Lights with Black Trim
- Installed New Kwikset Halifax Hinges, Locksets, Deadbolts (Matte Black finish)
- Garage – replaced existing 400-amp panel box & circuit breakers replaced.
- New j-box and additional 200-amp sub panel and breakers in Garage for future service to casita or outbuilding add-on.

## EXTERIOR/LANDSCAPE/HARDSCAPE IMPROVEMENTS

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### BBQ/OUTDOOR KITCHEN

- New Masonry BBQ Center/Outdoor Kitchen, Diane Royale Marble Tile Wrap & Stucco Finish, Taj Mahal Quartzite Countertop
- Installed Blaze BBQ & Outdoor Kitchen Equipment:
  - PRO-LUX 34" 3-burner Built-In Gas Grill, Rear Infrared Burner (BLZ-3PRO-LP)
  - Stainless Steel Double Access Doors (BLZ-SSRF130)
  - Triple Drawer Set (BLZ-DRW3-R)
  - Stainless Under Counter Fridge (BLZ-SSRF130)
  - Blaze Beverage Center with Sink & Ice Bin Cooler (BLZ-30CKT-SNK)

### CHIMNEY STACK

- Added Custom Decorative Chimney Stack (black powder coated metal)

### DRIVEWAY PAVERS

- New paver driveway, enlarged existing circular paver parking area, with Ackerstone drivable pavers (3-piece pattern), Limestone color.
- New Low-Voltage Lumengy Paver Driveway Accent Lights

### ELECTRICAL

- New House Exterior Wall LED Sconces & Driveway Post Sconces with LED Sonneman Lighting, Mid-Town Series
- New Steps Lights on West Rear Exterior Stairway

- (3) New MinkaAire Xtreme 84" Ceiling Fan with Remotes at Rear Covered Patio
- Added Rear Patio Recessed LED Lighting
- Added Extra Exterior Outlets Throughout
- Added Flood Lights and Up Lights on Upper Walk Deck (Philips Hue WIFI Lighting, App controlled)
- Installed Philips Hue Rear Flood Lights, WIFI-Enabled, App controlled)
- Trenched & Installed Low-Voltage Wiring for Driveway Post Lighting, Driveway Paver Accent Lights, Front & Rear yard Landscape Lighting, Pool Patio Accent Lights
- Sourced Power for Primary Bath Recirc Pump Outlet in Mechanical Room
- Added Outlets & Wiring for Landscape Irrigation Timer & Low-Voltage Lighting Control
- New LED Landscape low-voltage accent lights and integrated driveway paver and pool surround lights

## ENTRY PORTICO

- Entry Columns with Diane Royale Marble
- Custom Crystal Chandelier
- Wired for Ring Doorbell System
- New Travertine Paver Entry Way
- New Travertine Paver Steps, Risers
- Installed Masonry Planters with Stucco Finish, Travertine Top, with Drainage & Low Voltage Wiring
- Added Low-Voltage LED channel accent step lighting.

## EXTERIOR PAINT

- Painted All Exterior Rear Perimeter Walls & Replaced all Access Gates (black framed steel, Trex panels, locksets)
- Painted All Exterior Steel Railing & Posts (Front Upper Balcony, Rear Upper View Deck, Rear Perimeter Wall)

## GAZEBO RAMADA

- Features Wood-Burning Fire-Pit
- Added electrical switch box, outlet & cover plates
- Painted Gazebo & Firepit Walls
- Stained Gazebo Roof Beams
- Recoated bench seating

## IRRIGATION SYSTEMS

- Installed New Valves for Multi-Zoned Irrigation System, New Irrigation Lines & Emitters Throughout
- Dedicated Tree Irrigation Lines
- New Bee-Hyve Multi-Zone Irrigation Controller, WIFI-enabled Phone App

## LANDSCAPE- FRONT

- Complete Landscape Redesign: added shrubs, trees, specimen native species, boulders
- Extensive Yard Regrading & Grooming
- Graded Drainage & Installed New Rip-Rap Rock
- Installed Crushed Granite Rock & Boulders Throughout
- Installed Low-Voltage Landscape Lighting on Photocell

## LANDSCAPE- REAR

- Complete Landscape Redesign: added shrubs, trees, specimen native species, resort palms, boulders
- Extensive Yard Regrading & Grooming
- Graded Drainage & Installed New Rip-Rap
- Installed Drainage & Catch Basins outside rear perimeter walls
- Added Synthetic Turf & Sand Substrate
- Added Pop-Up Sprinklers for Synthetic Turf
- Installed Decorative Landscape Rock & Crushed Granite Throughout
- Pest Fencing installed around entire rear perimeter fence and gates

## PLUMBING

- New Septic System installed 2020-2021
- Sewer line installed to septic tank connection
- Plumbed for New Outdoor BBQ Sink & Future Pool Shower
- Replaced & Added New Exterior Hose Bibs & Valves

## POOL/SPA/EQUIPMENT

- Installed Pool Equipment Shade Cover
- Installed LED Strip Accent Lighting Around Perimeter of Pool Deck Area
- Remodeled pool (110' perimeter) with new 10' baja shelf and 2 interior tiled benches
  - New rebar and gunite
  - New PebbleTec Finish with glass beads and shimmering abalone shells
  - New pool and spa lighting
  - New Travertine coping
  - New Glass Step Tile & Waterline Wave Tile
  - Solar-Charged Starfish & Turtle Inset Tile
- Remodeled spa (10' x 10'), added spillway
  - New Glass Tile & Waterline Wave Tile
  - New Stacked Sandstone facing
- New Pentair Pool/Spa Equipment:
  - 420 Cartridge Filter
  - Variable Speed Pump
  - 2 Horsepower Blower
  - Master Heater, 400 BTU
  - 8-Function Easy Touch System,



- New Pentair IntelliCenter Pool and Spa Automation System, with WIFI link kit
- Includes iAquaLink WIFI Enabled Phone App

## RAILING

- Replaced Exterior Steel Railing & Posts (435') with New Steel Horizontal Railing & Posts (balconies, decks, rear perimeter wall)

## REAR FIRE FEATURES

- New 6' x 12' Masonry Fire Table under Patio with Gas Hookup, H-Bar, Key-Valve, Fireglass Media, Stucco-Finished, Taj Mahal Quartzite Surround & Tabletop
- New Outdoor Blazing Boulders 'firerock', with gas connection near Outdoor Kitchen.
- Gazebo Ramada Wood-Burning Firepit

## REAR HARDSCAPE

- Rear Patio Columns covered Diana Royale Marble
- Added 3000 sf+ Travertine Pavers/Tile (16" x 24") Outdoor Patio with anti-crack membrane in tiled areas, Pool Surround & Outdoor BBQ Area & Sideyard Pathways with drainage
- Added Masonry Retaining Walls, Planter Near BBQ Area, Stucco Finish, Drainage included
- Added Masonry Planter, Steps & Pavers near Primary Bdrm Rear Patio, Stucco Finish, Drainage Included
- Added Floating Stairs to lower ground level (Steel Beam Mono-Stringer), Floating Wooden Treads, with natural finish)

## REAR RETAINING WALL

- Added 100'+ block retaining wall behind pool spa & grass area for screening privacy area.
- Stucco and painted retaining wall to match exterior

## ROOFING

- Flat Roof Sections – Repair Foam Roof as needed, resealed and installed new foam at fireplace & upper rear windows.
- Applied (2) coats of MH A300 Elastomeric acrylic tan coating.

## SEPTIC

- Installed new Septic System with 2000-gal tank capacity and leach field (Paradise Septic, 2020)
- Replace approx. 50' of sewer line with new 4" pipe (from clean out to septic tank)

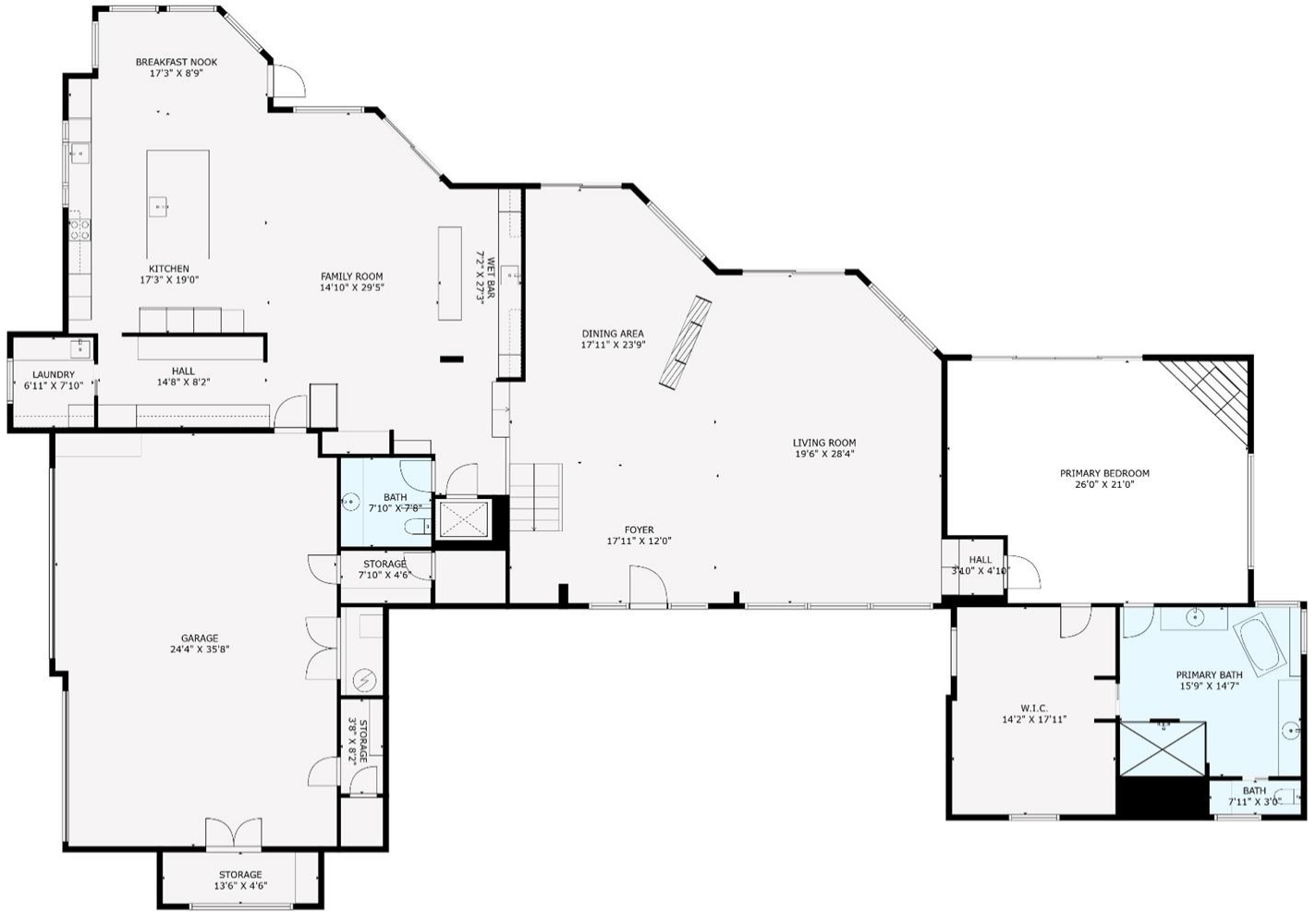
## SYNTHETIC EIFS STUCCO

- Repaired all doors & windows with foam & lath as needed.
- New exterior Tyvek house wrap & metal lath
- New EIFS (synthetic stucco) wall coating, includes brown coat & synthetic sand finish (color-integrated)

## UPPER REAR WALK DECK

- Added Decking Support for new Upstairs Rear Walk-Out View Deck, added Steel Railing & Posts
- New metal drip edge, galvanized metal lathe.
- Applied PD resin over fiberglass mat, installed pd resin over fiberglass mat, elastomeric sand troweled finish, tan colored topcoat.
- Installed drain vents on rear deck.

# FLOORPLAN – MAIN



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



FLOOR 1

# FLOORPLAN – FLOOR 2



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



FLOOR 2



THE PEAK 10  
NORTH SCOTTSDALE  
*A MODERN DESERT PARADISE AWAITS YOU*