

INFORMATION ON 4740 E. MARSTON DRIVE, PARADISE VALLEY, AZ 85253 (updated January 2026)

Note: Chas Roberts installed all HVAC Units when the home was built, and they continue to service and replace/repair all HVAC units on this home. All units are serviced twice a year.

AIR/HVAC SYSTEMS FOR ESTATE

AIR CONDITIONERS (4)	Chas Roberts: 602-943-7291	Maintenance Agreement	
#1 on the West Side of Home TRANE 2022/10-year Warranty	#2 on the West Side of Home TRANE 2025/10 Year Warranty	#3 East Side of Home/Master Suite TRANE 4 Ton, 14.00 SEER 10 Year Warranty	#4 Casita/Guest House TRANE 2024/10-Year Warranty

ADDITIONAL

ALARM SYSTEM	Brinks		New in 2015/Front Door Auto Lock
CENTRAL VAC SYSTEM	MD Silent Master		New in 2015
ELECTRIC PANEL	Eavenson Electric: 480-200-2403	Ken	Oct 2015: Serviced the electric panel
PEST/TERMIT	Truly Nolen	Annual Inspect and Treat	July 2024
TIMERS ON OUTSIDE OF HOUSE	Electrician: Mario 602-317-1337	Updated Oct 2025: 2 at Front Entry; 4 at Garage; 1 Master Exterior Door 2 Balcony Exterior; 1 Exterior on front of 2 nd Floor. All Auto timers for exterior lights are independent.	

KITCHEN

All Cabinetry in Estate	Alder Wood Cabinetry	Integra Cabinets	480-921-0550
ALL KITCHEN APPLIANCES	INSTALLED AND SERVICED	By Spencers Appliances of Scottsdale	Phone: (480) 991-7200
Dishwasher	Spencers in Scottsdale	Thermador	New in 2015
Fixtures	All Plumbing Fixtures	Grohe Brand	New in 2008
Sink	Kitchen Garde Manger	Kalista Brand	New in 2008
Sink	Kitchen Double Sink	Kalista Brand	New in 2008
Kitchen Sink Water Filter	Rayne	Water Filter	New in 2025
Ice Maker-Sub Zero	Spencers in Scottsdale	Sub zero with built-in water filter	New in 2024
Sink	Family Room Bar	Kalista Brand	New in 2008

Wine Refrigerator-Sub Zero	Spencers in Scottsdale	24-Bottle Wine Refrigerator/FR Bar	New 2008
Sub-Zero Refrigerator and Freezer	Spencers in Scottsdale	New	New 2024
LANDSCAPE			
LANDSCAPING	Cesar Mazier designed/created	Complete Front and Backyard	2012 / \$65,000 Complete Redo
LANDSCAPE LIGHTING	Espinoza Landscaping	New Landscape Lighting	\$60,000 in 2024
ADDITIONAL: Light Booster installed on West side of the home to accommodate additional landscape lighting and Christmas lights: Serviced Oct 2025			
LANDSCAPE/SPRINKLER SYSTEM	Cesar Mazier 602-265-0920	Extends to the Terraced Plants above the Wash and Basketball Court	NEW IN 2012
Additional LANDSCAPE FEATURES: Remote Control Monitor for Water Drip Lines and Sprinklers/New Water drip & sprinklers NEW in Feb 2024 by Martin Espinoza Landscape Services 480-238-0619 also, Weekly maintenance of property: Every Friday			
The backyard is fenced and features a lush green lawn and a mature landscape designed by Cesar Mazier Landscaping.			
Back of property features a basketball court redone in 2025			
POOL- Serviced Weekly by Aquaman			
POOL	Aquaman Pools	NEW PEBBLE TECH	2014
POOL LIGHTS	Aquaman Pools	Pentair Underwater LED 7-Color Changing Light	2025
Pool Equipment			New 2023
Pool	Polaris FS Atlas Suction Cleaner	\$1300/2 Year Warranty	New Oct 2025
Pool Filters	Changed 2X Per Year		Changed Oct 2025
ROOF			
ROOFERS	New Roof on Main Residence - 2026	Tile Roof – 5 Year Warranty Underlayment – 25 Year Warranty Effective: April 2026	RMP Construction 480-941-1944 2420 S. Industrial Park Ave Tempe, AZ 85282 www.RMPconstruction.com
Balconies with New Tile	Main House/2 Upstairs Bedroom Balconies	Finished balconies with new tile	September 2025
Casita Flat Roof	2025 New Flat Roof on Casita		Desert Skies Flat Roof 602-714-4475

WATER RELATED			
WATER HEATERS (3)	Chas Roberts: 602-943-7291	Aerotherm Hybrid 1 for Main House 1 for Master Suite 1 for Guest House	Chas Roberts installed all three water heaters. New in November 2015 10 Year Warranty
WATER PRESSURE REGULATOR	Chas Roberts: 602-943-7291		New October 2015
WATER SOFTENER	Rayne Water Softener 602-483-4872	New in 2025: Services: Water Softeners every 28 days	\$35.00 /Every Month/LEASED also services the kitchen sink
Garage			
LiftMaster Garage Door Openers	2 @ \$950 each – Has Q app with camera to interior garage door for cell phones. 489-986-3667		New October 2025
ADDITIONAL UPGRADES TO HOME			
UPGRADES	All Baths Redone in 2014/2015	All Baths feature Ann Sacks tile	Grohe Faucets & Kalista Sinks
Master Bathroom	✓	✓	✓
Downstairs Guest Bath	✓	✓	✓
Upstairs Jack N Jill Bath	✓	✓	✓
Upstairs En-suite Bath	✓	✓	✓
Casita Kitchenette	New Sink and Counters		New 2014
Casita Bath	New Sink		New 2014
Dining Room	Murano Glass Wall Sconce	2 Sconce Lights on North Wall	New 2008
FOUNTAIN (Entry Courtyard)	Aquatec: 602-589-1000	Purchased: Relics on Camelback Road	New 2025 + 3-year warranty
Laundry Room	Clyde's "Rohl Brand Sink"	Farmhouse Sink 16-Gauge Copper	New 2010
Outdoor Casita BBQ	Kokomo 32" Elite Built-in LP 4 Burner Gas Grill	Includes New Grill Hose Regulator Kit	New Oct, 2025
Complete Exterior Painted	Main House & Casita	2025	

New Rain Gutters	Main House & Casita	2025	
BEDROOMS	All Bedrooms feature Walk-in closets		
Smoke Detectors & Carbon Monoxide Detectors	NEW in 2024		

The Wash on the north side of the property carries flood water from Tatum along the north side of homes on Marston Drive before crossing under McDonald at the west end of the neighborhood. Per PV Town code, it is the responsibility of property owners to maintain wash areas on their private property. We have never experienced any problems with water flow during large storms.