



Sincuidados #33 Information Package

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Amenities and Features

INTERIOR DESCRIPTION

- ✓ **Spacious 4167 square feet**
- ✓ **Bedrooms/Baths:** three bedrooms each with ensuite full bathrooms; two powder rooms (new/renovated 2003)
- ✓ **Formal Living Room** featuring 4 clerestory windows; masonry fireplace with gas logs; open display wall with chipped glass lighted shelving;
- ✓ **Dining** area featuring Morano Glass pendant lighting
- ✓ **Conversation** area featuring kiva masonry fireplace with gas logs
- ✓ **Office/Den** with windows on three sides
- ✓ **Front Entry Coat Closet**
- ✓ **Atrium** with walk-in access only from the home, featuring a sitting area and a unique collection of specimen desert plants.
- ✓ **Media/TV Room** with built in 5.1 surround sound, dry bar, art niches, and automatic sunscreen on main window; fireplace with gas logs
- ✓ **Kitchen** (all new in 2003) featuring granite and stainless steel countertops, stainless steel appliances including a warming drawer, 5 burner gas cook top, 42" refrigerator, 89 bottle refrigerated wine storage (Sub-Zero), dishwasher (Miele), garbage disposal, large eat-in area, massive island with triple bowl sink and counter height seating for 4, lots of storage, as well as a pantry; all kitchen drawers are full extension; adjacent walk-in pantry
- ✓ **Laundry Room** is large, bright with both gas and electric hook-ups for the dryer; solar tubes for excellent natural light
- ✓ **Powder Rooms (2)** with unique sinks (integrated stainless countertop & sink, and marble vessel sink on stainless steel countertop)
- ✓ **Master Bedroom** (remodel 2005) with masonry fireplace and gas logs, unique floor tile pattern and private outdoor patio.
- ✓ **Master Bathroom** (full remodel 2005) featured in May 2006 issue of *Phoenix Home and Garden*. Master Bath includes etched glass shower walls and windows, towel warmer, TV, laminar flow ceiling tub fill, large shower with 2 shower stations, body sprays, unique lighting; dual sinks and vanities with dedicated hot water heater;
- ✓ **Guest Room:** curved stairway leading to the private, second floor setting, with dedicated outdoor view deck.
- ✓ **General Interior Features:** very bright and open; many architectural features, art niches, porcelain through-body tile flooring; unique aggregate flooring at entry and back patio/pool area; 8 skylights, 3 solar tubes and 6 ceiling fans in the living areas; unique cable, rail and pendant lighting; new (2003/2005) designer interior doors throughout
- ✓ **Floor plan:** flowing design excellent for entertaining and daily living.
- ✓ **Glass Windows and Glass French Doors** throughout bring the Sonoran Desert landscape in, including private views and features such as Lone Mountain and Pinnacle Peak.

INTERIOR DESCRIPTION (continued)

- ✓ **Audio/Video** (2003) featuring custom equipment cabinetry with full rear access for easy equipment wiring and maintenance, surround sound, whole house audio in (5) individually volume controlled zones (living room, back patio, kitchen, office, and master bedroom), satellite wiring to roof, storage for CDs and DVDs, wired for powered sub-woofer, etc etc.
- ✓ **Home Automation (HA)** integrates security, thermostat control (3 HVAC zones), select lighting switches and dimmers, garage door monitoring, CO monitoring in Family Room, and hot water recirculation system. HA system has three consoles: front entry, garage to kitchen door entry, and in the master bedroom. Security monitoring includes (7) interior motion detectors, typical door/window sensors, smoke detectors, sprinkler system, AC power status, and phone line status. HA system monitors and announces garage doors open status; calls owner if open beyond specific duration. HA system connected to home ethernet for easy monitoring, control and flexible programming. External phone access to HA system for control and monitoring. The system is owned, not leased, and has battery backup for extended operation during power outages. Note: only select lighting is on the lighting control system.
- ✓ **Garage** for 4 cars, with lots of storage, workshop area and two skylights. Automatic garage door openers that can also be opened using a secure external keypad. The garage doors are monitored by the HA system to assure they are not left open for an extended period.

EXTERIOR DESCRIPTION

- ✓ **Lot:** very private, 1.4 acres featuring extensive landscaping, many large boulders and mature saguaros; interior location relative to main public roadways
- ✓ **Terraced Patio** in the back, with natural desert privacy and views of Lone Mountain and the Continental Range. Patio has sunscreens and 3 fans.
- ✓ **Private Patio** off the Master Bedroom.
- ✓ **BBQ** (2003), built-in, natural gas and featuring infrared grilling, rear rotisserie (infrared) and spotlighting for easy night-time grilling.
- ✓ **Outdoor Fireplace/Pit** is very unique and features a natural boulder; natural gas.
- ✓ **Private View Deck** off the second floor Guest Bedroom, featuring great views of Lone Mountain, Black Mountain and the Continental Range.
- ✓ **Heated Pebble Pool and Spa** (resurfaced 2004) including lighting, AquaLink pool/spa controller with remote control console, and automatic chlorinator (salt system, 2004),
- ✓ **View Deck** with spiral staircase access and great views of Lone Mountain, Black Mountain, the Continental Range, Pinnacle Peak and all the key features in the area; approximately 20' x 23'
- ✓ **Utility/Storage** room with outside access only for yard and pool maintenance tools and supplies
- ✓ **Irrigation system;** 12-zone controller (new 2003); automatically controls 3 zones: trees, shrubs/cactus, and the atrium.

IMPORTANT NOTES

(year built, installed, or replaced shown in parenthesis)

- ✓ Full set of Architectural Plans:
 - Original site and building plans
 - Addition of 2 car garage and view deck (1998)
 - Addition and major renovation – Phase 1 (2003)
 - Master bedroom and bath renovation - Phase 2 (2005)
- ✓ Documentation photographs (digital) of Phases 1 and 2
 - General progress of structures
 - Walls and ceilings before insulation and drywall
- ✓ Manuals and Reference Materials library for the installed equipment and fixtures; see listing
- ✓ Windows in the renovated areas are Low E, and the original windows are thermo-pane and presumed to be Low E
- ✓ Plant inventory identifying special plants by location around the home
- ✓ Phone access for external monitoring and control of the HA system
- ✓ Roof (all new in 2003) is foam; transferable 10 year warranty
- ✓ Upgraded/new electrical service (2003) to 400 amp, including new circuit breaker boxes, and a 125 amp sub-panel in the garage
- ✓ Smoke detectors with battery backup (2005)
- ✓ Whole house surge protector (2003)
- ✓ Ethernet wiring throughout home from central control panel (2003)
- ✓ Phone wiring throughout from central control panel
- ✓ TV cable throughout from central control panel
- ✓ Satellite TV wiring to roof
- ✓ Hot water recirculation (2003) to the center of the home
- ✓ Whole house water softener (2003)
- ✓ Reverse osmosis drinking water system in kitchen including refrigerator (updated 2003)
- ✓ Rough-in for outdoor patio misting system (2003)
- ✓ Exterior paint is long-life ceramic paint; reduces heating and cooling demands; transferable 20 year warranty
- ✓ New weather-stripping (2003) on all exterior doors and moveable exterior windows
- ✓ Hot water heater (2003) is 75 gallon gas fired
- ✓ Automatic drip irrigation system; controller (2003) capable of 12 zones; 3 zones active: trees, shrubs + cactus + succulents, and the Atrium.