

Property Features

PINNACLE PEAK ESTATES II | 22602 N 80TH PLACE | NORTH SCOTTSDALE

UPGRADES/FEATURES

- Travertine imported from Tuscany, Italy placed across entire home as flooring except for 2 bathrooms and 2 bedrooms.
- Canned Ceiling lights - 28 with dimmers
- Ceiling Fans - 6 new with remote controls; included electrical work for installation
- Kitchen LED lighting fixture
- Emergency Lighting in 5 Locations; included electrical work for new outlets
- Electric outlet in MBR closet for security system components
- GE Washer & Dryer replaced 2021
- Bosch Dishwasher replaced 2020
- Refrigerator moved to garage; new unit placed in kitchen, Wifi enabled LG refrigerator replaced in 2018
- Stove Top replaced in 2021
- Kitchen Cabinets - Paint
- Kitchen Cabinets - Modified 1/2" to Fit New Refrigerator
- Bathroom Shower Fixtures - replaced all 3
- Bathroom - Bidet
- Bathroom - Sink Drains - replaced 2 in MBR, 1 in Guest BR
- Hot Water Heater installed 10/2019
- De-mineralizing current electrical device in garage above hot water heater
- Backyard Gate - Replaced
- Exterior painted 1st time - 2016/2017 with stucco crack repair
- Canned Ceiling lights - 28 with dimmers; Exterior painted 2nd time - 2022 or so with stucco crack repair
- Exterior poles painted 3 times since 2016



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UPGRADES/FEATURES

- Interior painted right before we moved in - 2017 or so; Interior painted second time - late 2017
- Roof re-sealing in 2016; Roof patching - several over the years; Roof repair and complete resealing in process NOW
- Motion sensor light above garage door
- 1 GB Comcast Fiber Access
- Landscaping - Cactus movement; Gravel on Driveway, Backyard, Front; drainage stones in across back of property; solar lights - external on property; irrigation system very minor work
- Ceiling lights - garage - expanded to LED panels
- EV plug in garage for electric vehicle
- Awning - electric and backup manual handle
- Awning - electric switch in kitchen replaced
- Pool surface - pebbletech repaired
- Pool motor housing - replaced in 2024
- Concrete surface bordering pool - repainted with special paint in 2024
- Pool cleaning system - Barracuda skimmer repaired 2 x over the years
- ADT security system & video security camera system installed in 2016
- Backstreet video security camera system replaced ADT video security in 2024
- Note this document may contain errors and omissions.

