

Property Features

SONORAN ESTATES | 10756 E LUDLOW DRIVE | NORTH SCOTTSDALE

UPGRADES/FEATURES

Security Upgrades

- ADT security system installed (2022)
- Water Cop Pro leak detection system installed on the main line with sensors installed at each fixture and a smart Wi-Fi control panel

Interior Improvements

- New carpet in bedrooms (Spring 2024)
- Cabinets and drawers: all new hardware (2024)
- Hardwood flooring added: great room and office (2022); living and dining rooms (2024)
- Interior of house painted (Spring 2023)
- Powder room remodeled (Spring 2023)
- Ceiling fans replaced (2023)
- Chandeliers replaced (2022, 2023)
- Recessed lighting in kitchen and hallways updated (2022)
- Plantation shutters and shades added throughout (2022)
- Great room fireplace and surround added (2022)

Doors & Hardware

- Exterior and interior doors: all new handles, locks, and hinges (2022)

Kitchen Updates

- Sub-Zero side-by-side refrigerator, Bosch dishwasher, faucet, R/O faucet, garbage disposal installed
- Shut-off valves replaced

Plumbing Upgrades

- All corroded plumbing lines and valves repaired/replaced (2021/2022)
- Kohler Memoir toilets installed
- Showerheads replaced in master and Jack-and-Jill baths
- Tub spout replaced in guest bath
- Shower control cartridges replaced in all showers

HVAC & Water Systems & Laundry

- 2 new heating/AC units and 2 Nest thermostats installed (2023)
- Water heater, water softener, and R/O system installed (August 2021)
- LG laundry system added (2023)



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Roofing

- Roofing inspection and tile replacement/repair per the home inspection (October 2021)
- Yearly inspections with no concerns or repairs needed

Exterior Enhancements

- All new irrigation system with separate zones and controllers for front and back
- All new exterior ground lighting and fixtures installed with zoned controllers in front and back
- Lighting added to backyard chipping and putting area
- Snake fencing installed along view walls in backyard and deterrent panels added to bottom of the gates
- Clean-up, cut back and removal of invasive, dead or dying overgrown vegetation on the exterior perimeter (per HOA requirement)
- Built-in grill repaired and thoroughly cleaned (2024)

Landscaping

- All new landscaping: trees, shrubs, flowering plants, trellises, boulders, and stone (excludes large trees and pygmy palms)

Pool & Patio

- Aqua Link control system added to the pool with remote system and app (2023)
- Stone pads removed and pool/patio area expanded with concrete
- Covered patio stone sealed

Garage

- Garage door opener replaced on 2-car stall

Ongoing Services

- Monthly pest control service
- Weekly pool cleaning and service
- Bi-weekly landscaping services
- Weekly house monitoring service (indoor & outdoor checks, water faucet, and toilet flushing)
- Twice-yearly HVAC check and filter changes

