

Upgrades & Updates List

AN ORIGINAL OWNER HOME LOADED WITH UPGRADES AND UPDATES!

"*The Crown Jewel of Vincenz*" is this original-owner home built by Standard Pacific Homes in 2002. This well appointed house is situated on a premium 0.3-acre oversized lot at the end Lowell Ct on an enormous private cul-de-sac. Step inside this spacious two-story home to discover an open interior with soaring ceilings and the feel of a multi-million dollar custom home. Light and bright is the theme as the quality of finishes, fixtures, plantation shutters and stunning real wood plank tile flooring everywhere commands your attention.

DOWNSTAIRS highlights include: living room off the entry with a beautiful wainscoting ceiling; formal dining area; magnificent wood+wrought iron spiral staircase; family room with stone fireplace+built-in entertainment center; laundry room that fits a full-size refrigerator. The downstairs guest bedroom (currently an office) with an adjacent full bathroom is perfect to care for an aging parent, to use for visiting family, or to use for rental income. The exquisite kitchen has refinished white cabinets, granite counters, a large island, new GE stainless appliances including a gas range and double ovens, a dining area overlooking the backyard, and a spacious walk-in pantry. The 3-car tandem garage is very clean with new epoxy floors, built-in garage storage cabinets, new water heater, water softening system, and new garage door+opener.

UPSTAIRS highlights include: newer berber flooring throughout; a large multi-purpose media/exercise/game room with surround sound and its own HVAC unit; a built-in work/study station in the hallway; 4 bedrooms and 3 bathrooms that include two hall bedrooms connected by a completely remodeled "Jack and Jill" bathroom; a street facing bedroom with an adjacent hall bathroom; the master bedroom+bathroom that features separate vanities, a separate tub+shower, and a spacious walk-in closet with custom built-in organizing.

The HVAC system consists of three heat pump units that have been well maintained and heat+cool very well. All units are covered by an included Home Warranty through Old Republic Home Protection...you're welcome!

OUTSIDE highlights include: a shady covered patio, beautiful green real grass, newer resort-style diving pool and landscaping with travertine decking, a newer pergola with gas fire ring, a built-in BBQ grill, a newer Tuff Shed that stays, and an RV gate with side yard room to park the toys/trailer.

LOCATION MATTERS! Apart from being located at the end of an enormous cul-de-sac and across the street from custom country acreage homes, , the highly desirable VINCENZ subdivision has its own community park+playfield and is located within a mile(+/-) of the San Tan Mall shopping (Costco, Sam's Club, WalMart, big box stores,

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Harkins+Top Golf+Main Event entertainment, countless restaurants, etc), the 202 Freeway access, Gilbert's famed Discovery Park, the Arizona Gilbert Temple, many schools, Gilbert Mercy Hospital. This may be the best of Gilbert, Arizona living!

UPGRADES & UPDATES

- **Paint** - Painted interior and exterior (2021)
- **Roof** - Original with several years of service remaining (see State 48 Roofing Inspection + estimates for roof tuneup and roof refelt)
- **Flooring** - Luxury vinyl plank flooring throughout downstairs (2017); Berber carpet upstairs (2020)
- **Finish Trim** - New baseboards, door and window trim, accent walls. Also, gorgeous Wainscoting was installed in the downstairs living room in 2021 due to an upstairs bathroom water leak.
- **Window Coverings** - New blinds in all bedroom windows; New window screens; Plantation shutters throughout the house.
- **Bathrooms** - Remodeled most bathrooms including toilets, tub, vanities, fixtures, and lighting.
- **Office/Bedroom** - Downstairs bedroom/office with beautiful shelving, great lighting, large closet, and an adjacent full bathroom.
- **Media/Theater Room** - Theater room walled over the exterior east window to mount TV and for extra light control; 3rd HVAC unit solely services this room.
- **Kitchen** - Cabinets refinished (2020); Lots of ample storage space; Huge walk-in pantry; New GE stainless steel appliances (refrigerator, double-oven, microwave, dishwasher); Gas range; Reverse osmosis drinking water system.
- **Laundry Room** - Gas + electric available for dryer; Fits a full size washer + dryer AND a full size refrigerator.
- **Garage** - Spotless epoxy flooring; Built-in storage cabinets; Garage door + motor replaced (2021)
- **Water** - New water softener; New water heater installed (2021).
- **Backyard/Pool** - Covered back patio; Resort style landscaping; Diving pool with travertine decking (2017); Shade pergola with fire ring (2018); Built-in BBQ; RV gate; Tuff Shed stays with the house.
- **HVAC** - 3 AC units (downstairs, upstairs, media room); Smart thermostats installed.
- **Pest & Termite** - Regular monthly pest control: Termite treatment with transferable warranty.
- **Security System** - COX security system with cameras throughout (leased).

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UTILITIES INFO

- **ELECTRIC** - Salt River Project; Highest bill in summer \$543; Lowest bill in winter \$143
- **GAS** - Southwest Gas; Highest bill \$156; Lowest bill \$37. Gas services the water heater, home heaters, fireplace, and outdoor built-in BBQ+fire pit.
- **WATER/SEWER/TRASH** - Town of Gilbert; highest water bill \$234, lowest water bill \$109. Two black trash cans and one recycle can.
- **SELLER NOTES** - *“We have a Tesla electric car that charges every night and a plug-in hybrid car that we charge from time to time. SRP has an electric vehicle plan which makes night charging cheaper, like a Time of Use plan, but the Tesla I’m sure makes things more expensive. We are not at all careful with our thermostat...At all. Smarter use would result in lower bills.”*