

# 2827 N. Corte Melodía

## EXTERIOR

- Contemporary designs by renowned architect Rob Paulus
- Located in vicinity of Old Ft. Lowell neighborhood
- 2X6 Steel frame wall construction
- Silica Sand finish stucco exterior walls
- 2 car garage with remote entry and unique rust metal finish on insulated doors
- S.O.S. Exterminating termite warranty
- Integral Colored Plaster and Masonry patio walls
- Metal roofs with custom rusted finish application
- Exposed aggregate driveway and walkway
- Complete landscape with automatic (zoned ) irrigation system
- Garage interiors fully finished
- Custom designed rusted metal front door
- Custom windows by Milgard and Western Windows
- PebbleSheen finished swimming pool with in-floor cleaning system and salt water system and gas heating system
- Gas stubout for built in BBQ
- Custom built in storage system in garage

## INTERIOR

- Unique entry
- Polished concrete floors finished with complementary grout color
- Solid core, wood veneer interior doors
- Separate laundry room with storage cabinets
- Contemporary designer lighting fixtures and lighting switches throughout
- Ceiling fans installed in all bedrooms
- Computer networking and surround sound prewire
- Security system by Accura Systems installed
- Hand trowled interior wall finish
- Smoke detectors
- Wired for phone and cable TV throughout
- Water Softening system installed
- Custom closets by California Closets in all bedrooms
- Custom UV rolling shades on most windows

## ENERGY SAVING FEATURES

- “Heating and Cooling Comfort Guarantee” by Tucson Electric Power Co
- High efficiency 12 SEER air conditioning unit with programmable thermostat
- R-49 Ceiling Insulation
- R-28 Wall Insulation (with blow-in cellulose material)
- Dual Pane Aluminum Windows with “Low-E” Glass
- Fresh Air exchange system
- 50 gallon electric water heater
- Weather stripping on all exterior doors
- Instant hot water recirculation system

## KITCHEN

- Cabinet design by Dorado Designs featuring Brookhaven by Wood Mode in maple wood with undercabinet lighting
- Caesarstone slab kitchen countertops
- GE Profile stainless steel appliances (Advantium microwave, range, refrigerator, dishwasher)
- Counter-depth refrigerator (looks built-in)
- Franke deep-bowl stainless steel sink with pullout faucet
- Rollouts in all cabinets
- Dual in-cabinet trash receptacles to accommodate recycling
- ¾ HP garbage disposal

## BATHS

- Unique Caesarstone slab countertops in all baths
- Hansgrohe Stratos Interaktiv Shower Panel with body jets in Master Bath
- Natural stone, ceramic and glass tile in shower surrounds
- Contemporary European medicine cabinets with integrated light fixtures
- Both full baths with separate water closet
- Designer brushed nickel faucets and fixtures in all baths
- Executive Height Vanities
- Custom Design by Dorado Designs in all baths with Brookhaven by Wood Mode cabinetry in maple wood
- Custom designed powder room with unique accents, including vessel sink, lighted mirror and glass wall tile accents