

## Overview

- Located in the gated well-maintained Montacino Community Complex property.
- Close to year-round events in both Carefree and Cave Creek.
- Corner unit with East, West and South exposures at the end of the complex.
- Private entrance and side yard, garage access is not limited and off private courtyard.
- All renovations were designed and completed by a professional interior designer and licensed contractors, with all required permits in place.
- Simplified functionality provides easy usage.
- Current technology allows remote management of the entire home.
- Features a professional home office, beautiful private garden and outdoor living space, professional mechanic's garage workshop which is insulated and air conditioned.
- **Audio Video Entertainment Systems** - The audio video system includes built in speakers & volume controls throughout, multiple music and video sources including satellite radio and an iPhone Bluetooth connect, audio streaming, and large format HD televisions that double as full computer monitors, a state-of-the-art control system, and equipment installed in a central location.
- **Network & IT (Computer) System** – commercial grade remotely accessible through a firewall protected portal.
- **Power Protection & Control System** - Uninterruptable Power Supply and multiple power distribution units that can be remotely turned on or off.
- **Security / Smart Home Automation System** – all automation systems can be controlled remotely with real-time notifications by text or email; includes keyless smart door locks; Smart Thermostat Water Leak Protection; lighting control, energy & water management.
- **Lighting Automation System** - control and monitor the homes lighting system from your mobile device at home or while away.
- **Exterior and Interior Camera System** – Netgear and Ring wireless cameras accessed via the internet, smartphone or tablet.; Ring video doorbell also provides instant alerts to your smartphone.
- The outdoor living space has been maximized which includes HOA approval for development of the common area along the walkway.

## Renovation and Upgrades

Renovations and upgrades are extensive and well documented. They include substantial plumbing, electrical and mechanical changes, and upgrades. The home was transformed into an energy efficient modern home.

Lighting fixtures and fans were replaced throughout the home with handmade works of art, 95% of which is energy saving long lasting LED. Ceiling, wall, floor and table lighting was added where none existed before.

New travertine and walnut hand-scraped flooring replaced any carpeting that existed for a luxurious look and easier care. Bare concrete was epoxy coated in the garage and coated on the patio.

Doors were altered and added where needed and window coverings replaced with Oil Rubbed Bronze Shutters and motorized concealed blackout blinds. Select windows are treated with architectural leaded

art glass by renowned artist Chris Powers. Each piece was custom designed and overlaid on top of the existing glass.

For a brighter more open staircase an arched compound curved window was cut into the staircase and adorned with leaded art glass and a functional sculpture that flows into the front foyer. A custom made stainless and maple handrail and railing, and deco tile and hardwood floors were installed on the staircase.

Existing cabinets were upgraded, and new custom cabinets were installed in all of the closets, laundry room, great room and portions of the kitchen. Counter tops in the dining room, kitchen, laundry room and great room were replaced with granite.

New contemporary pushbutton controlled fireplaces were installed in the great room and the master bath. A feature wall of black honed granite was built to house the fireplace in the great room, and a permanent fire pit was installed on the patio.

Kitchen plumbing fixtures were replaced, new stainless Wolf & Miele appliances installed, countertops and backsplashes replaced, and a water treatment system installed.

Bathrooms were completely upgraded with new plumbing fixtures, vanity and dressing mirrors, lighting, and tile work. New contemporary towel bars, paper dispensers and accessories were also installed and vanity tops reworked.

The garage was insulated and air conditioned. Stainless cabinetry and pegboard installed throughout. Custom stainless doors and storage shelves together with stainless workbenches, stainless toolboxes, extensive electrical and lighting additions and an epoxy floor make the perfect garage workshop.

The home has been sealed to prevent possible entry of desert inhabitants.

The outdoor living space has been maximized. With HOA approval the common area along the walkway was transformed with the addition of stone benches, lighting sculptures, a landscape lighting system and extensive desert landscaping. The patio was transformed with the addition of a fire pit, outdoor speakers, landscape lighting and a spectacular container garden of unique handmade pots, desert landscaping, cooking appliances and designer furniture.

Furniture - The furnishings were selected by a professional interior designer who made careful measures of the space to ensure a perfect fit. The furnishings are contemporary in style, high quality, durable, and comfortable. They include custom and made to order pieces with the finishes, fabrics and coverings handpicked by the interior designer.

Guest Amenities – This home was designed and renovated with guests in mind and includes bath robes, slippers, umbrellas, alarm clock, iron and hanging ironing board in each bedroom. There is a welcome manual (in hotel fashion) and user manuals in every room. USB charger plugs are at every bedside. Guests can connect to either of the two WIFI points, use the computer terminal and printer in the office, or use one of the TV sets that are dual purposed as computer monitors.

Documentation – The owner understands the importance of “simplification” and good “documentation”. Documentation, as-built drawings, and owner’s manuals facilitate ease of use, reduced cost of ownership and a home with technology that can be serviced if needed by anyone.