

LINEAGE HOMES, LLC "Distinctive Desert Living"
Troon – Lot 9 Standard Features List
12122 E Whispering Wind Scottsdale, AZ 85262

GOURMET KITCHEN & CANTINA BAR

- Ultra-luxury kitchen with huge island and stunning stone countertop
- Generous breakfast nook in kitchen
- Bi-Fold doors that open to the outdoor kitchen
- Cantina Bar with bi-fold windows that allow accessibility to outside cantina
- Cantina Bar contains beverage refrigerator and Scottsman ice maker
- Upgraded cabinets including premium hardware in kitchen and breakfast area
- Pot drawers and pull outs as well as under cabinet lighting
- Oversized walk-in custom-tailored pantry
- Upgraded countertops
- Premium Kohler Farmer's and vegetable sink with upgraded fixtures
- Full sized refrigerator in laundry room or pantry
- Wolf coffee bar in kitchen or master bedroom

APPLIANCE PACKAGE – WOLF/SUB-ZERO STAINLESS STEEL

- Free-standing 48" gas range
- Built-in 30" Oven
- Built-in Microwave
- 36' Built-in Refrigerator
- 36" Built-in Freezer

ELEGANT MASTER SUITE

- Oversized stand-alone tub
- Spacious shower with dual heads, rain shower and spray
- Enhanced shower tile surrounds and custom mirrors
- Premium Kohler sinks with upgraded fixtures
- Custom crafted vanities with high end hardware
- Oversized master closet with custom drawers, build outs and pull out ironing board
- Master Closet Laundry
- Upgraded countertops
- Tile/stacked stone fireplace

SECONDARY BATHS

- Enhanced surrounds and custom mirrors in all baths
- Custom flooring throughout baths
- Hardwood vanities with high end hardware
- Marble and Quartz countertops
- Kohler sinks with upgraded features

ENERGY MANAGEMENT FEATURES

- Strategic placement of exterior and interior insulation for maximum energy efficiency
- Multi-zoned heating and cooling system for maximum cost savings
- High efficiency 14 sear Lennox air conditioning systems with extended 10 year parts warranty
- Natural gas clothes dryer in laundry room
- Aluminum clad low E windows
- Energy efficient natural gas tankless water heaters
- Programmable thermostats pre-wired for smart system
- Insulated Garage

QUALITY ELECTRICAL FEATURES

- Upgraded ceiling fans in each room
- Copper wiring to all 110 volt outlets
- 400 amp electrical panel
- Lutron Lighting System

HOME-AUTOMATION

- Pre-Wire Security System and Low Voltage
- Honeywell Master Security System
- LED security keypads
- Contacts on all windows and doors
- Motion detectors
- Monitoring available upon request Pre-Wire
- 7.1 Surround sound pre-wire
- Family touchscreen/iPad enclosure pre-wire
- Multi-Room audio in 8 locations of your choice pre-wire
- Satellite/Cable pre-wire
- Garage control pre-wire
- Surveillance camera pre-wire
- Phone, TV and network pre-wire in all bedrooms
- Structure wiring panel enclosure

INTERIOR ELEGANCE & LIVABILITY

- 9' high, 20' wide Retractable wall of aluminum clad doors in great room that open to the spacious covered patio area
- High end wood flooring throughout
- Master bedroom suite features a refrigerator and Wolf coffee bar
- Santa Fe textured wall finish

INTERIOR ELEGANCE & LIVABILITY con't

- Great room, master bedroom and outdoor gas fireplaces with electronic ignition systems
- Tile/stacked stone on all fireplaces
- Custom closets in all bedrooms

- Upgraded cabinets, countertops and hardware in laundry room
- Pet shower
- Full sized Maytag washer and gas dryer in laundry room
- Stain grade 1 3/4" Alder solid wood doors with Ashley Norton hardware
- Upgraded windows and sliders throughout
- Reverse osmosis, water softener and tankless hot water heaters
- Gas to range, water heater, furnace, pool heater, outdoor BBQ and firepit
- In-ceiling fire sprinkler system
- Upgraded lighting
- Temperature controlled, custom wine room with wall of glass

AUTHENTIC EXTERIOR DETAILING

- Elastomeric stucco exterior for years of paint free maintenance
- Dual pane tinted windows
- Oversized 4 Car Garage with lift capability, epoxy floor and custom wood doors
- Lush front courtyard landscaping including travertine pavers
- Decorative paver driveway and pathway to courtyard
- Customized gate to courtyard
- Decorative, custom iron and beveled glass front and casita doors
- Sticks in the Desert Iron view fencing
- Pass-through Cantina Bar
- Retractable wall of glass for indoor/outdoor living
- Backyard landscape to include outdoor kitchen and firepit
- Travertine pavers on back patio

OUTDOOR LIVING

- Heated pool and raised spa with in-floor cleaning system
- Pebble Sheen finish with glass beads and abalone shells
- Baja Shelf
- Negative Edge
- Steps away from master suite
- Fully automated, remote controlled
- Whisper quiet, energy efficient pool pump
- 400,000 BTU gas heater
- Pentair equipment

GUEST CASITA

- Spacious guest casita with separate entrance from courtyard
- Upgraded tile surrounds and custom mirrors in bathroom
- Kohler fixtures
- Built-in microwave and refrigerator