

# RO Luxury Group Supplemental Information

Supplemental Property Information to Provide to Potential Buyers

Email \*

trish@roluxurygroup.com

Property Address \*

7230 N Central Ave, Phoenix, AZ 85020

Structural

Supplemental Structural Information

Year Built

2023

Remodeled

No



Permitted Remodel

No ▼

Remodel Year

.....

Original Slab

Choose ▼

Framing (2x6, 2x8, etc)

2x8 exterior walls  
.....

Insulation value, walls

Spray foam insulation - All walls and ceilings  
.....

Roof Material

- Composite Shingle
- All Tile
- Partial Tile
- Rock
- Concrete
- Rolled
- Reflective Coating (Coating that deflects heat gain allowing for cooler interior and attic temperatures)
- Built-Up
- Shake
- Foam
- Metal
- Sub Tile Ventilation (Construction that raises the tile off of the roof deck allowing an air space for heat build-up to escape and for increased ventilation)
- Other: Ashphalt Shingle

Roof Age

New

Roof Warranty

Yes



Roof Warranty Documents

Windows

- Sunscreen(s)
- Energy Star
- Mechanical Sun Shades
- Triple-Pane
- Wood Frame
- Dual-Pane
- Low-E (Low emissivity coating to reduce gradient heat flow)
- Tinted
- Vinyl Frame

Window Age

New

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Ceiling Heights

10' on main floor, 9' on second floor

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Mechanical

Supplemental Mechanical Information

How many HVAC units?

3 ▼

HVAC Age

New

HVAC Warranty

Yes ▼

HVAC Warranty Documents

How many Thermostats?

3 ▼

Thermostat Age

New

Pipes to Street?

Yes



Pipe Material

- Cast Iron
- PVC (PolyVinyl Chloride)
- Chromed Brass
- Unknown
- Other: New ABS Sewer Line & Water Line

If remodeled, was plumbing done?

Choose



Hot Water Heater Size

Tankless

Hot Water Heater Age

New

Hot Water Heater Type

Gas ▼

Soft Water System

Yes ▼

Soft Water System Age

New - Nuvo Manor System

Soft Water System Owned or Leases?

Owned ▼

Soft Water System Leasing Information

.....

Technology

Supplemental Technology Information

Any special wiring?

Security System Pre-wire

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Security System

Yes

No

Owned

Leased

Monitored

Built-In Speakers

Built-in Speakers Pre-wire

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Smart Home Features

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What will convey with the sale?

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What will NOT convey with the sale?

.....

Finishes

Supplemental Finishes Information

Faucet Brands

**Ferguson**

.....

Tub/Sink Brands

**Kohler, Delta, Brizo**

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Faucet/Tub/Sink Special Features

.....

Shower Materials

.....

Shower Special Features

.....

Flooring: wood- what kind?

Costa European Oak Nicola

Flooring: tile- what kind?

Carrara (entry), Blue Limestone (entry)

Carpet

Yes



Carpet Age

0

Carpet Special Features

Secondary Bedrooms

Countertops

Dumont Quartz Polished 2 cm & Charcoal Soapstone Silestone Slab, Suede

Cabinet Material

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Cabinet Special Features

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Light Fixture Brands

Various brands

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Light Fixture Special Features

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Fireplace(s)

	No	Gas	Electric	Wood
1	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Paint (brand, finish, special features, etc)

Benjamin Moore (Pale Oak), Sherwin Williams (Outerspace, A Labaster, Ball of String, Edgecomg Gray)

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Ceiling Fan Brands

**Minka Aire**

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Ceiling Fan Special Features

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Appliances

Supplemental Appliances Information

Oven: Brand & Age

**Thermador New**

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Oven

Natural Gas ▼

Cook-top: Brand & Age

**Thermador**

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Cook-top

Natural Gas ▼

Dishwasher: Brand & Age

Thermador

Convey with Sale?

Yes

No

Refrigerator

Washer

Dryer

Refrigerator: Brand & Age

Thermador Freezerless Fridge & Freezer

Washer: Brand & Age

N/A

Dryer: Brand & Age

N/A

Garage

Supplemental Garage Information

Size

3-Car



Insulated; walls, doors

Spray Foam Insulation exterior walls & ceilings

Garage Extras

Yes

No

Man Door

Extra Cabinetry

Workbench

Floor Material (Specific)

Epoxy Coated Floor

Landscaping

Supplemental Landscaping Information

Views

Choose ▼

Style

- Dirt
- Gravel/Stone
- Desert (Landscaping is by design)
- Natural Desert (Landscaping is NOT by design)
- Grass
- Synthetic Grass

Irrigation

- Front Irrigation
- Back Irrigation
- Flood Irrigation

Sprinkler System

	No	Front	Back
Yard Watering Sysytem	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Watering Auto-Timer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Landscaping Special Features

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Pool Style & Age

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Pool Built By

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Pool Equipment Brand & Age

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Pool & Pool Equipment Warranties

Yes

No

Pool

Pool Equipment

Pool & Pool Equipment Warranty Documents

Pool Decking Material & Age

Travertine

Outdoor Kitchen

BBQ, Counter, Seating & Cabinet

Sports Court

N/A

Outdoor Special Features

Water Feature

Additional

Additional Supplemental Information

What else should the buyer know?

Approximate delivery late spring 2023

What are your favorite features of the home?

This kitchen is a true masterpiece, designed with the utmost attention to detail and functionality. The large island is not only a practical workspace for food preparation, but also a fantastic entertainment space for guests. Soaring ceilings offer a spacious and comfortable cooking environment, allowing you to cook up a storm without feeling cramped.

What do you enjoy about the community?

The home is located in North Central Phoenix, along the bridal path, offering a peaceful and serene living experience, yet with easy access to downtown for business, sporting events, world-class dining, and more. The location is also convenient for those who enjoy golf, with access to both private and public golf courses. Additionally, the area is known for its top-rated private and public schools, making it an excellent choice for families with school-aged children.

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