



# COMPASS

## PROPERTY FEATURES & UPGRADES

3449 E LIONS ST | PHOENIX, AZ 85018

### GENERAL HOME IMPROVEMENTS/INFORMATION

- New 5-TON Midea Gas split system installed (Manufacturer warranty: 10-year parts with two-year labor/workmanship warranty servicing lower level - 2025)
- New Whole House Water Filtration System
- Gated community with resident pool and gathering areas, ideally located in the Biltmore/Camelback Corridor just minutes from Biltmore Fashion Park, Sky Harbor Airport, major freeways, and an array of premier dining and shopping.

### INTERIOR

- Full Kitchen Remodel with Monogram Appliance Package - 2024
- New Built-in Miele Gourmet Coffee Maker
- Cooktop relocated from island to perimeter wall
- New six-burner Monogram Range with Double Ovens
- Ruvati 33-inch Workstation Dual Tier Ledge Kitchen Sink
- Statement Refrigerated Wine Display
- Bar Reimagined for Entertaining with New Cabinetry, Countertops, and Refrigeration
- New White-Oak Engineered Wood Lower-Level and Guest Casita
- Interior Paint throughout
- New fireplace insert and decorative stacked stone
- New baseboards
- Interior doors replaced at the Juliet Balconies (stairs landing & primary) and Kitchen

- Custom California Closet system installed in Primary
- Lower-level Bathroom Shower Updated
- Powder Room Updated with Modern Finishes

### EXTERIOR

- Pool updated with new tile
- New Pool Sweep
- New Built-in Outdoor Kitchen with Grill and Big Green Egg
- Backyard upgraded with travertine pavers
- Turf landscaping installed
- New dog run with turf and drainage system