

*Presented by Rob Williams, Realtor*

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**HOME SMART.**

2022 modern farmhouse home in the North Central corridor w/3,277 sf, 5 large bedrooms, including a guest suite with a separate entry, and 4 bathrooms. All new construction except for a small slab from the prior structure. Features a great room opening to the kitchen w/a large center island seating 5+, blk, white & gray quartz countertops throughout, contemporary black steel custom doors, modern lighting, wide plank tile, white Shaker cabs, top-of-the-line appliances, a gas range & hood, a 100+ bottle Vintec wine frig, energy efficient Trane HVACs, dual pane low-e windows, 2-car garage, smooth white & gray stucco finish w/touches of white brick veneer & a black shingle roof. Large corner lot w/front, side & back gray paver patios for entertaining, BBQ island w/bar seating and a great location close to everything!

**6841 N. 12TH AVE., PHOENIX, AZ 85013**

**5 BEDS | 4 BATHS | 3,277 SQ. FT.**

- **NEW CONSTRUCTION**
- **BLACK CALCUTTA QUARTZ ISLAND**
- **ALL QUARTZ COUNTERTOPS**
- **HIGH-END STAINLESS APPLIANCES**
- **SHAKER CABINETS THROUGHOUT**
- **CUSTOM BLACK STEEL DOORS**





## **PREMIUM FEATURES (ALL NEW)**

- Kitchen w/White Calcutta Quartz Countertops, Farmhouse Kitchen Sink, a Large Black Calcutta Quartz Waterfall Island w/Bar Seating for 5 or More, Built-In Island Storage Space and a Separate Walk-In Kitchen Pantry
- Top-of-the-line GE Café & Monogram Stainless Steel Kitchen Appliances including a Freestanding Natural Gas Range w/a Center Griddle, 4 Brass Burners and Brass Control Knobs with Accent Lighting
- Separate Bar Area w/a Vintec 100+ Bottle Wine Refrigerator
- Dome Pendant Lights over the Black Calcutta Quartz Waterfall Island & Snow White Tile Backsplash in the Surrounding Kitchen Area
- White Shaker Soft Close Cabinets throughout the entire home, all with Quartz Counters
- Porcelain Tile Wood Floors and Luxury Carpet in the Bedrooms & 4-Inch Baseboards Throughout
- 5 Contemporary Black Steel Custom Doors w/Tempered Glass & All Exterior Steel Doors with Dual Pane Glass
- Great Open Floorplan w/Large, Private Bedrooms & Baths, Built-in Wall Entertainment Center & Modern Accent Walls
- Master Bath w/Freestanding Tub, Separate Shower & Large Walk-In Closet
- Large Guest Bedroom Suite with a Separate Side Door Exit & Private Patio w/Gray Brick Pavers
- Large Laundry Room w/Quartz Counters & Plenty of Cabinet Space
- Modern Recessed LED, Chandelier and Pendant Lighting & Fixtures w/Brushed Gold, Warm Brass & Bronze Finishes Throughout
- Two Trane XR HVAC Systems, Low-E Dual Pane Windows & Contemporary Ceiling Fans
- Rinnai Tankless Gas Water Heater & Recirculation Pump
- Epoxy Finish Garage Floor & Garage Door with a Chamberlain Opener & My Q Package (Internet Gateway Remote Operation)
- Wall-Encircled Large Front Patio with Gray Brick Pavers
- Covered Back Patio with Gray Brick Pavers and a BBQ Island w/a Built-In Gas Grill and Bar Seating for BBQ Entertaining
- Side Yard Paneled Wall Gate Doors w/Large Side Yard and potential for Equipment/Car Storage, Sheds, Sports Court and more
- Smooth White & Gray Synthetic Stucco Finish & Black Shingle Roof
- Spray Foam Insulation in the Walls and Attic
- Yard w/Irrigation System & Auto Timer or Flood Irrigation Capable

