

Visit Our Models: Unit 1 & 3
4438 N 27th Street
Phoenix, AZ 85016
855-430-4438

www.rosedaleresidences.com



THE ROSEDALE RESIDENCES STANDARD FEATURES:

AT A GLANCE

- Classic architectural details with superior quality designed by renowned architect Bing Hu of H&S
- Exclusive, intimate townhouse community between Biltmore & Arcadia, in the newly created Rosedale District
- Private Gated Community
- Within walking distance to:
 - Popular restaurants, boutiques and nightspots along the Camelback Corridor
 - Biltmore Fashion Park
 - The Esplanade
- Expansive views from the third floors
- Private two car garage on ground level of each residence providing direct entry into home
- 3-hour consultation with interior designer to choose finishes

KITCHEN TO CALL HOME

- Large Kohler double-bowl under mount Stainless Steel sink with garbage disposal
- Kohler stainless steel single lever faucet set with pull out sprayer
- Harborview cabinetry with birch raised panels and soft close drawers and select stain finishes
- Granite countertops
- Frigidaire Galley Stainless Steel appliances (electric range, microwave, dishwasher)
- Recessed LED can lighting

QUALITY CONSTRUCTION

- Double wall between homes offering superior sound attenuation
- Energy Star Certified home
- Pre-wiring for ceiling fans, phone, cable, security system, surround sound, and CAT 5 wiring throughout each home
- Quaker Low-e windows with blue frame & mutton bars
- Copper wiring for all 110V circuits
- American Standard energy efficient 14 seer HVAC with digital thermostats
- Energy efficient 50-gallon electric water heater
- Individual unit water shut-off valves
- Pre-plumbed for soft water loop
- Decora rocker electrical switches
- Electric smoke detectors
- Fully fire sprinkled interiors
- 11' ceilings on main level
- Textured 90/10 finish on walls and ceilings

FLOORING

- Engineered hard wood floors in main living area (living room, dining room, kitchen)
- Plush carpet in bedrooms and on stairs
- 12" x 24" Porcelain Tile in all bathrooms
- 12" x 24" Porcelain tile in entry foyer

(Continued)



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Arcadia Townhomes, LLC, 16621 N. 91st St., Suite 101, Scottsdale, Arizona 85260 - (480) 473-3700

In a continuing effort to meet changing conditions, Arcadia Townhomes, LLC reserves the right to make or modify features, specifications, and/or prices without notice or obligation. All square footages and dimensions are approximate. No offer to sell or lease can be made and no offer to purchase or lease can be accepted prior to issuance of Arizona Subdivision Public Report.



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BEDROOMS

- Large walk-in closet in master
- Pre-wire for ceiling fans in all bedrooms

BATHROOMS

- Granite countertops with Kohler double undermount sinks in master
- Kohler faucets in polished chrome finish
- Tub in secondary bath
- Towel bars, shower rods and paper holders in polished chrome finish
- Extra-large walk-in tiled shower surrounds in master
- Shampoo and soap niches in master
- Semi-frameless shower door in master

DOORS & DOOR HARDWARE

- Therma-Tru fiberglass four panel painted entry door with glass top accent panel
- Jeldwen 8' four panel interior doors
- Schlage Latitude entry door set with deadbolt in polished chrome finish
- Polished chrome lever handle interior door
- Door hinges to match finish

TECHNOLOGY

Smart home capable which allows you to integrate all your home systems and operate remotely from your smartphone (base wiring provided as a standard).

Technology Upgrade Options:

- Control remotely: thermostat, alarm, garage doors, lock/unlock doors, lights, shades, and much more
- Install Audio/Video System
- Cameras/video surveillance with remote viewing
- Surround sound stereo system
- Biometric keyless entry

OTHER HIGHLIGHTS

- Up to 1 GIG of Internet Speed
- Community features a resort style pool, spa, and barbeque Ramada
- Storage in garage
- HOA Dues: \$205 per month
- Each home has their own garbage and recycling bins. No need to walk to a common trash bins to throw out garbage.

OPTIONAL UPGRADES

- Solar panels
- Wine cooler room



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