



4438 North 27th Street  
Phoenix, AZ 85016  
Sales Model: Unit 1 & 3

(855) 430-4438  
[www.rosedaleresidences.com](http://www.rosedaleresidences.com)

## THE ROSEDALE RESIDENCES STANDARD FEATURES

### AT A GLANCE

- Classic architectural details with French influence designed by renowned architect Bing Hu of H&S
- Intimate townhouse community between Biltmore & Arcadia, in the Rosedale District
- Private gated community
- Within minutes of:
  - Popular restaurants, boutiques and nightlife along the Camelback Corridor
  - Biltmore Fashion Park
  - The Esplanade
- Expansive mountain views
- Private two-car garages
- Complimentary design consultation to select finishes

### KITCHEN

- Large Kohler double-bowl under mount stainless steel sink with garbage disposal
- Kohler stainless steel single lever faucet set with pull out sprayer
- Merillat cabinetry with raised panels and soft-close drawers
- Quartz countertops
- Frigidaire Gallery stainless steel appliances
- Recessed LED can lighting

### QUALITY CONSTRUCTION

- Double-wall between homes offering superior sound attenuation
- Energy Star Certified home
- Pre-wired 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
- 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 stairs
- 12" x 24" Porcelain Tile in all bathrooms
- 12" x 24" Porcelain tile in entry foyer



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 master bedroom walk-in closet
- Pre-wired for ceiling fans in all bedrooms

### BATHROOMS

- Quartz countertops with Kohler dual-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 brushed nickel finish
- Brushed nickel 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:

- Remote thermostat, alarm, garage doors, lock/unlock doors, lights, shades, and more
- Install audio/video system
- Cameras/video surveillance with remote viewing
- Surround sound stereo system
- Biometric keyless entry

### OTHER HIGHLIGHTS

- Up to 1 GIG internet
- Resort style pool, spa, and barbecue ramada
- Storage in garage
- Low HOA of \$205 per month

### OPTIONAL UPGRADES

- Wine fridge



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