

16510 N. 92nd Street, Units 1013 & 1015  
Scottsdale, AZ 85260

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S C O T T S D A L E

## AT A GLANCE

- Breathtaking, contemporary architectural exterior
- Exclusive live/work townhomes/condos and lofts
- Unique environment where your home office and 8,000 SF of retail space is just steps away
- Expansive McDowell Mountain views
- Publicly accessible office in all townhomes that completely open onto an elegant courtyard
- Private two-car garage on the ground level of each townhome with direct entry
- Each townhome features a private rooftop deck
- Private consultation with interior designer to select home finishes

## QUALITY CONSTRUCTION

- Double wall between homes offering superior sound attenuation
- Pre-wiring for security system, surround sound, and Smart Home wiring throughout each home
- Low-e tinted dual pane windows
- Copper wiring for all 110V circuits
- Energy efficient air conditioning with digital thermostats
- Energy efficient Tankless gas water heater
- Pre-plumbed for soft water loop

## TECHNOLOGY

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

### Technology Upgrade Options:

- Control remotely: thermostat, alarm, garage doors, lock/unlock doors, wine room temperature, lights, shades, and much more
- Audio/video system availability for townhomes/lofts
- Cameras/video surveillance with remote viewing
- Surround sound stereo system
- Biometric keyless entry
- Touchpanel wall or tabletop

## INTERIOR FEATURES

- Hardwood flooring on main floor of townhomes
- Decora Rocker light switches
- Elegant carpet with upgraded padding in bedrooms
- Ceramic tile in bathrooms
- Full Kohler plumbing package throughout the townhome

## KITCHEN

- Superior kitchen cabinetry with multiple style and color options
- Stainless Steel appliances
- Large, double under mount Stainless Steel sink with garbage disposal
- Quartz countertops

## OWNERS SUITE

- Fully tiled, extra-large walk-in shower
- Large vanity with double sinks
- Walk-in closet

## OTHER HIGHLIGHTS

- Pool/spa on premises
- Walk to TPC Scottsdale, WestWorld and surrounding restaurants and shops.
- Hike or bike McDowell Mountain - minutes away!
- Loft HOA Dues: \$250 per month
- Townhome/Condo HOA Dues: \$225 per month

## OPTIONAL UPGRADES

Buyers have the opportunity to customize their home if they sign a contract before their home is built:

- Solar panels
- Wine cooler room
- Fireplace in Living Room
- Rooftop Spa (Townhome option)
- Alternate hardwood or tile flooring (Townhome option)
- Alternate carpet options
- Caesarstone countertops
- Alternate color or style of cabinets
- Custom Closet Organizer



Sales By Cambridge Properties, Inc. Keith Mishkin, Broker



Bahia Live/Work Lofts and Townhomes, LLC, 16621 N. 91st St., Suite 101, Scottsdale, Arizona 85260 - (480) 473-3700

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