

Home Features List

Architectural Design Features

Spectacular contemporary southwest territorial design

Situated privately on 1.67 acres on the exclusive east slope of Black Mountain with no HOA!

Unique architectural details throughout interior and exterior

Builder poured reinforced concrete construction – strong and energy efficient

The perfect oasis for Sonoran Desert living and a true jewel in the Town of Carefree, Arizona

Main Level Features

Great room with wet bar

Fireplace

Banco seating

Game room area

Two guest suites with private baths and walk-in closets

Full-size laundry room plumbed for two sets of washers / dryers

Custom shutters

Auto shades

Custom etched glasswork

Lower Level Features

Media room

Full bathroom with shower

Wine cellar closet

Storage

Open area for a bonus room, play room or home office

Home Features List

Kitchen Features

Updated kitchen with granite counters and stainless-steel appliances

Appliances include: Viking range, two dishwashers, convection oven, microwave

Honduran mahogany cabinetry with copper inlays

Built-in buffet in dining room with curved wall of windows

Master Suite Features

Oversized master suite with sitting room on upper level

Outstanding eastern views of the mountains and The Boulders golf course

Beehive fireplace

Spacious bath with dressing area

Artist studio / sunroom

Exterior Features

Private swimming pool and spa

Detached casita is a great room plan with kitchenette, full bath and walk-in closet

Outdoor fireplace poolside

Outdoor dining area with built-in BBQ

Multiple outdoor living areas with amazing views

Mature landscaping throughout the entire property

Rinnai tankless water heater (new)

House constructed with reinforced concrete

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Solar Lease

A 10.35 KiloWatt solar panel electric generating system by SunPower was installed on the property in July, 2017 for electrical cost savings. The Solar Lease monthly payment is a fixed payment \$155.06 for the 20-year lease term. Solar system was designed to offset 80% -100% of the property's actual power usage. See the "Solar Lease" for details.

Your Leased System		Your Lease	
Solar Panels	SunPower 345W (Model SPR-X21-345)	Pre-solar Monthly Electric Bill (Yr1)	\$235.94
Panel Count and System Size	30.00 Panels, 10.35 kW (DC), 9.98 kW (AC)	SunPower Monthly Lease (Yr1)	\$155.06
Inverter	Sunpower-5.0 kW (Model SUNNY BOY 5000TL-US-22 - 240v (SPR-5002m))(2)	Estimated SunPower Lease Price per kWh (Yr1)	\$0.10
Source of Performance Data	SunPower	Annual Solar Bill Increase (Yr1)	0.000%
Monitoring System	PVS5 Production Monitoring	Amount Due at Signing	\$0.00
Racking Equipment	InvisiMount	Lease Term	Approximately 20 Years (240 calendar months)
Year 1 Production Estimate	18625 kWh		
Lease Term Production Estimate	345586 kWh to 381962 kWh		
Estimated Electricity Offset	98.7%		

Income Option

This property has seasonally leased to an international Private Residence Club. The new property owner is welcome to continue the Private Residence Club participation for seasonal income or do its own vacation rental program, such as Airbnb.com or VRBO.com.

Property Manager

Donna MacDougall has served as the property manager of the property on behalf of the owners for many years and is available to continue providing property care services as needed for the new ownership.

MEANDER COST ANALYSIS
Repairs and Upgrades

11/01/2018

<u>Interior Upgrades:</u> Hardware, LL Bath, Electric outlets/Panel UL Railing/Carpeting, Holding Tank, Water Heater, HVAC Unit Garage Doors/ Controls, Ventilation, Epoxy Garage Floor, Humidifier, Heat Pump Unit, Ice Maker, Appliances, Blinds, Instant Hot Water, Vacuum System, Kitchen Compactor, Bar Refrigerator	\$ 44,280.01
<u>Roofing Upgrades:</u> Flashing, Coatings, Foam	\$ 8,170.73
Repair Casita and Replace House Roof	\$ 17,250.00
<u>Pool Upgrades:</u> Filter, Multi Stage Pump, Valves Pop up Heads, Water Leveler, Jets, Heater, Spa Cover Water Fall	\$ 9,215.16
<u>Exterior Upgrades:</u> Landscaping, Lighting, Parapet, Patio Furniture, Retaining Wall, Drainage, Sprinkler System, Casita Awning, Radon Piping System, Stucco, Septic System, Tank Less Water Heater	\$ 25,138.24
HVAC Units as per inspection report	\$ <u>998.00</u>
REPAIR TOTAL UPGRADES	\$ 105,052.14