

## 4TWENTYONE WEST STANDARD FEATURES

### AT A GLANCE

- CLASSIC ARCHITECTURAL DETAILS WITH SUPERIOR QUALITY DESIGNED BY RENOWNED ARCHITECT BING HU OF H&S INTERNATIONAL
- EXCLUSIVE, INTIMATE TOWNHOUSE COMMUNITY IN THE HEART OF TEMPE
- PRIVATE GATED INTERIOR COMMUNITY COURTYARD
- WITHIN WALKING DISTANCE TO:
  - TEMPE'S POPULAR RESTAURANTS, BOUTIQUES AND NIGHTSPOTS ALONG MILL AVENUE CORRIDOR
  - LIGHT RAIL AND MULTIPLE BUS, BIKE AND WALKING ROUTES
  - TEMPE TOWN LAKE WHICH OFFERS FISHING, BOATING, KAYAKING, ROWING, PADDLE-BOARDING, AND MULTIPLE OUTDOOR FESTIVALS THROUGHOUT THE YEAR
  - ARIZONA STATE UNIVERSITY
- EXPANSIVE VIEWS FROM THIRD AND FOURTH FLOORS
- PRIVATE TWO CAR GARAGE ON GROUND LEVEL OF EACH RESIDENCE WITH DIRECT ENTRY INTO HOME
- EACH UNIT FEATURES TWO PRIVATE BALCONIES
- TREX DECKING ON BALCONY OFF OF KITCHEN

### QUALITY CONSTRUCTION

- DOUBLE WALL BETWEEN HOMES OFFERING SUPERIOR SOUND ATTENUATION
- PRE-WIRING FOR CEILING FANS, PHONE, CABLE, SECURITY SYSTEM, SURROUND SOUND, AND CAT 5 WIRING THROUGHOUT EACH HOME
- LOW-E MILGARD WINDOWS
- COPPER WIRING FOR ALL 110V CIRCUITS
- TRANE 14 SEER HVAC WITH DIGITAL THERMOSTATS
- ENERGY EFFICIENT 40-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
- SKYLIGHT ON TOP FLOOR OF RESIDENCES, EXCEPT END UNITS WHICH HAVE SIDE WINDOWS
- TEXTURED 90/10 FINISH ON WALLS AND CEILINGS

(CONTINUED)



[421WEST.COM](http://421WEST.COM) | 855-421-WEST (9378)

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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.



## KITCHEN TO CALL HOME

- LARGE KOHLER DOUBLE-BOWL UNDER MOUNT STAINLESS STEEL SINK WITH GARBAGE DISPOSAL
- STAINLESS STEEL SINGLE LEVER FAUCET SET WITH PULL OUT SPRAYER
- QUINCY CABINETS WITH SOFT CLOSE DRAWERS WITH SNOWDRIFT OR CASHMERE FINISH
- GRANITE COUNTERTOPS
- FRIGIDAIRE GALLEY STAINLESS STEEL APPLIANCES (ELECTRIC RANGE, MICROWAVE, DISHWASHER)
- RECESSED CAN LIGHTING

## 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

## BEDROOMS

- HIS AND HERS CLOSETS IN MASTER
- PRE-WIRE FOR CEILING FANS IN ALL BEDROOMS

## DOORS

- THERMA-TRU FIBERGLASS FOUR PANEL PAINTED ENTRY DOOR
- 8' TWO PANEL INTERIOR DOORS

## DOOR HARDWARE

- SCHLAGE ENTRY DOOR SET WITH DEADBOLT IN BLACK FINISH
- LEVER HANDLE INTERIOR DOORS HARDWARE IN BRUSHED NICKEL
- DOOR HINGES TO MATCH FINISH

## 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

## OTHER HIGHLIGHTS

- THE COMMUNITY FEATURES A PEACEFUL ZEN GARDEN FOR RESIDENTS TO ENJOY WITH COMMUNITY SEATING
- HOA DUES: \$150 PER MONTH



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