



56 CHAMPIONS BOULEVARD AMENITY LIST

GENERAL INFORMATION:

- BENTONVILLE SCHOOL DISTRICT:
 - TRADITIONAL: CENTRAL PARK ELEMENTARY SCHOOL
 - NON-TRADITIONAL: RE BAKER ELEMENTARY SCHOOL
 - BRIGHT FIELD MIDDLE SCHOOL
 - FULBRIGHT JUNIOR HIGH
 - BENTONVILLE HIGH SCHOOL
- .49 ACRE CORNER LOT
- 3,160 SQUARE FEET
- 4 BEDROOMS
- 3 FULL BATHROOMS
- 3-CAR SIDE ENTRY GARAGE
- PROMINENT LOCATION IN GATED COMMUNITY WITH AMENITIES (COUNTRY CLUB, GOLF, POOL, TENNIS, ETC.)
- 1 LEVEL HOME
- COMPLETELY REMODELED
- CENTRAL VAC
- CUSTOM MILLWORK THROUGHOUT
- WALNUT HARDWOOD FLOORING
- PROFESSIONAL GE MONOGRAM STAINLESS STEEL APPLIANCES
- MARBLE AND GRANITE COUNTERTOPS
- GE MONOGRAM GLASS DOOR REFRIGERATOR
- LIMESTONE AND MARBLE FLOORING
- HOME AUDIO SYSTEM
- PRIVATE HEATED POOL WITH ATTACHED HOT TUB SPA
- 4 OUTDOOR AREAS (ENTRANCE PORTICO, COVERED VERANDA, PATIO AND POOL)
- PROFESSIONALLY LANDSCAPED
- AN ENTITY OF THE SELLER IS A LICENSED REAL ESTATE AGENT

MAIN LEVEL OF HOME

FOYER:

- OPEN TO DINING ROOM, STUDY AND GREAT ROOM
- PAINTED GLASS LITE ENTRY DOOR WITH SIDE LIGHTS
- AGED BRASS AND GLASS ORB PENDANT
- PAINTED WAINSCOTING WITH RAISED PANEL MOLDING
- PAINTED CROWN, TRIM AND BASE MOLDING
- WALNUT HARDWOOD FLOORING

DINING ROOM:

- OPEN TO FOYER AND KITCHEN
- DOUBLE PICTURE WINDOW
- BUILT-IN HOME AUDIO SYSTEM
- DESIGNER WALL COVERING
- TREY CEILING WITH CROWN MOLDING
- PAINTED CROWN, TRIM AND BASE MOLDING
- WALNUT HARDWOOD FLOORING

GUEST BEDROOM #1 / STUDY:

- OPEN TO FOYER
- MULTI-LIT PICTURE WINDOW
- CUSTOM TRACK LIGHTING
- BUILT-IN HOME AUDIO SYSTEM
- 2 BUILT-IN BOOKSHELVES FEATURE:
 - CUSTOM PAINTED FINISH
 - BUILT TO CEILING
 - CROWN MOLDING
- WALK-IN CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- WALNUT HARDWOOD FLOORING

GREAT ROOM:

- OPEN TO FOYER, KITCHEN AND SUNROOM
- RECESSED LIGHTING

- PAINTED PANELED WALLS
- COFFERED CEILINGS
- CUSTOM GAS LOG FIREPLACE FEATURES:
 - PAINTED BRICK SURROUND AND HEARTH
 - FLOOR TO CEILING
- PAINTED BUILT-IN DISPLAY/BOOKSHELF
- PAINTED CROWN, TRIM AND BASE MOLDING
- WALNUT HARDWOOD FLOORING

SUNROOM:

- OPEN TO KITCHEN AND GREAT ROOM
- RECESSED LIGHTING
- WINDOW WALL FEATURES:
 - 2 DOUBLE PICTURE WINDOWS
 - GLASS FRENCH DOORS WITH ACCESS TO COVERED VERANDA
- 2 RECESSED SKYLIGHTS
- PAINTED CROWN, TRIM AND BASE MOLDING
- LIMESTONE TILE FLOORING

KITCHEN:

- OPEN TO GREAT ROOM, DINING ROOM, SUNROOM AND MORNING ROOM
- RECESSED LIGHTING
- WALL WINDOW TO GREAT ROOM
- PAINTED PANELED WALLS
- CUSTOM PAINTED WOOD CABINETRY FEATURES:
 - UNDER CABINET LIGHTING
 - CABINETS BUILT TO CEILING
 - MIRRORED UPPER CABINET DOORS
 - 3CM KASHMIR WHITE GRANITE COUNTERTOPS
 - GLOSSY WHITE AND GREY SUBWAY TILE BACKSPLASH
 - UNDER MOUNT BASIN SINK
 - COUNTER DISPOSAL BUTTON
 - CHROME FIXTURE AND FINISHES
 - GE MONOGRAM STAINLESS STEEL DISHWASHER
 - BUILT-IN GE MONOGRAM GLASS DOOR REFRIGERATOR
 - GE MONOGRAM 6-BURNER GAS COOKTOP

- GE MONOGRAM STAINLESS STEEL VENT HOOD
- GE MONOGRAM STAINLESS STEEL DOUBLE WALL OVENS
- BUILT-IN GE MONOGRAM STAINLESS STEEL MICROWAVE OVEN
- COFFEE BAR CABINETRY FEATURES:
 - UNDER CABINET LIGHTING
 - PAINTED CABINETRY
 - CABINETS BUILT TO CEILING
 - 3CM KASHMIR WHITE GRANITE COUNTERTOPS
 - GLOSSY WHITE SUBWAY TILE BACKSPLASH
 - MIRRORED UPPER CABINET DOORS
 - EXTRA STORAGE
- CUSTOM BRASS AND GLASS CABINET FINISHES
- BREAKFAST AREA FEATURES:
 - RECESSED LIGHTING
 - DOUBLE PICTURE WINDOW
 - COFFEE BAR
- PANTRY CABINET
- BUILT-IN HOME AUDIO SYSTEM
- CENTRAL VAC
- PAINTED CROWN, TRIM AND BASE MOLDING
- LIMESTONE TILE FLOORING

MORNING ROOM:

- OPEN TO KITCHEN
- DESIGNER HAND FORGED IRON CAGE WITH LINEN DRUM SHADE PENDANT
- PICTURE WINDOW WALL
- BUILT-IN DESK CABINETRY FEATURES:
 - UNDER CABINET LIGHTING
 - PAINTED FINISH
 - 3CM KASHMIR WHITE GRANITE COUNTERTOP
 - UPPER AND LOWER CABINETS
 - EXTRA STORAGE
 - CUSTOM BRASS CABINET FINISHES
 - CROWN MOLDING
- BUILT-IN CHINA CABINET FEATURES:
 - PAINTED FINISH

- MIRRORED CABINET DOORS
- EXTRA STORAGE
- GLASS CABINET FINISHES
- CROWN MOLDING
- BUILT-IN HOME AUDIO SYSTEM
- STORAGE CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- LIMESTONE TILE FLOORING

GUEST BEDROOM #2:

- DESIGNER IRON AND ROPE 8-LIGHT CHANDELIER
- DOUBLE PICTURE WINDOW
- 2 PAINTED BUILT-IN BOOKSHELVES
- CUSTOM PAINTED WALLS
- DOUBLE DOOR WARDROBE CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- CUSTOM CARPET FLOORING

GUEST BATHROOM:

- CONTEMPORARY BRONZE 4-LIGHT VANITY FIXTURE
- VANITY FEATURES:
 - PAINTED CABINETRY
 - CULTURED STONE COUNTERTOP
 - EXTRA STORAGE
 - EXTRA COUNTERTOP SPACE
- SHOWER/TUB COMBINATION WITH FRAMELESS GLASS WALL
- DESIGNER WALL COVERING
- PAINTED CROWN, TRIM AND BASE MOLDING
- LIMESTONE TILE FLOORING

LAUNDRY ROOM WITH CRAFT ROOM:

- OPEN TO CRAFT ROOM
- FLUSH MOUNT DRUM PENDANT LIGHT
- CUSTOM PAINTED CABINETRY FEATURES:
 - UPPER AND LOWER CABINET STORAGE
 - SOLID SURFACE COUNTERTOPS

- SINK
- HANGING ROD
- SPACE FOR 2ND REFRIGERATOR
- EXTRA STORAGE
- EXTRA COUNTERTOP SPACE
- LOUVERED DOUBLE DOOR STORAGE CLOSET WITH BUILT-IN'S
- BUILT-IN HOME AUDIO SYSTEM
- DESIGNER WALL COVERING
- CRAFT ROOM FEATURES:
 - FLUSH MOUNT DRUM PENDANT LIGHT
 - BUILT-IN HOME AUDIO SYSTEM
 - DESIGNER WALL COVERING
- PAINTED TRIM AND BASE MOLDING
- DESIGNER LAMINATE FLOORING

GUEST BEDROOM #3

- OPEN TO GUEST BATHROOM #2
- CONTEMPORARY BRASS AND GLASS CHANDELIER WITH DRUM SHADES
- DOUBLE PICTURE WINDOW
- DESIGNER WALL COVERING
- DOUBLE DOOR WARDROBE CLOSET
- PAINTED CROWN, TRIM AND BASE MOLDING
- CUSTOM CARPET FLOORING

GUEST BATHROOM #2:

- FROSTED WINDOW
- VANITY FEATURES:
 - 2 BRASS AND GLASS WALL SCONCES MOUNTED ON THE MIRROR
 - PAINTED CABINETRY
 - CULTURED STONE COUNTERTOP
 - EXTRA STORAGE
 - EXTRA COUNTERTOP SPACE
 - CUSTOM GLASS CABINET FINISHES
- DESIGNER WALL COVERING
- SHOWER/TUB COMBINATION WITH FRAMELESS GLASS WALL
- BUILT-IN LINEN CABINET

- PAINTED CROWN, TRIM AND BASE MOLDING
- NEGRO MARQUINA MARBLE TILE FLOORING

MASTER SUITE:

- 2 DESIGNER BRASS CAGED DRUM PENDANTS
- GLASS FRENCH EXTERIOR DOORS WITH PRIVATE ACCESS TO COVERED VERANDA
- DOUBLE PICTURE WINDOW
- 2 SINGLE PICTURE WINDOWS
- SITTING AREA
- BUILT-IN HOME AUDIO SYSTEM
- SEPARATE “HIS AND HER” WALK-IN CLOSETS FEATURE:
 - FLUSH MOUNT LIGHT FIXTURES
 - BUILT-IN HANGING WARDROBES
 - BUILT-IN SHELVING
 - BUILT-IN SHOE RACKS
- PAINTED CROWN, TRIM AND BASE MOLDING
- CUSTOM CARPET FLOORING

MASTER BATH:

- RECESSED LIGHTING
- 2 GLASS BLOCK WINDOWS OVER FREE-STANDING TUB
- CUSTOM PAINTED DOUBLE VANITY FEATURES:
 - 2 CHROME WALL SCONCES MOUNTED ON THE MIRROR
 - WHITE CARRERA MARBLE COUNTERTOPS
 - UNDER MOUNT SINKS
 - EXTRA STORAGE
 - CHROME CABINET FIXTURES AND FINISHES
- BUILT-IN LINEN CABINET FEATURES:
 - BUILT TO CEILING
 - PAINTED FINISH
 - MIRROR CABINET DOORS
 - CHROME CABINET FINISHES
 - CROWN MOLDING
- CERAMIC FREE-STANDING SOAKING TUB WITH CHROME FAUCET
- WALK-IN SHOWER FEATURES:

- FRAMELESS GLASS ENTRY DOOR AND WALL
- RECESSED LIGHTING
- GLOSSY WHITE SUBWAY TILE SURROUND
- BUILT-IN BENCH
- BUILT-IN SHELF
- CHROME FAUCET AND FINISHES
- PRIVATE TOILET ROOM WITH POCKET DOOR
- BUILT-IN HOME AUDIO SYSTEM
- PAINTED CROWN, TRIM AND BASE MOLDING
- WHITE HEXAGONAL MOSAIC TILE FLOORING

ADDITIONAL AMENITIES INCLUDE:

- ALL WOOD DOORS AND CABINETS
- EVERY SQUARE FOOT OF THE HOME WAS REMODELED
- EXTRA STORAGE THROUGHOUT

EXTERIOR AREAS OF HOME

- PINNACLE COUNTRY CLUB SUBDIVISION
- BRICK EXTERIOR
- CORNER LOT
- CIRCLE DRIVEWAY
- AGED BRASS LANTERN SCONCE FIXTURES
- ENTRANCE PORTICO
- WOOD SHAKE SHINGLE ROOF
- ACCENT LANDSCAPE LIGHTING
- 3-CAR SIDE ENTRY GARAGE
- PRIVATE FULLY FENCED BACKYARD
- COVERED COLONNADE VERANDA FEATURES:
 - ACCESS TO SUNROOM AND MASTER SUITE
 - OPEN TO PATIO AND POOL
 - RECESSED LIGHTING
 - CUSTOM BARN LIGHT WALL SCONCES
 - 2 CEILING FANS
 - OUTDOOR SPEAKERS
 - ARCHITECTURAL FLUTED COLUMNS

- LOUNGE AND DINING AREAS
- PEBBLE PATIO FLOORING
- PATIO FEATURES:
 - OPEN TO COVERED COLONNADE VERANDA AND POOL PATIO
 - BRICK HALF WALL SURROUND
 - LOUNGE AND DINING AREAS
 - PEBBLE PATIO FLOORING
- PRIVATE POOL FEATURES:
 - HEATED
 - LOUNGE PATIO
 - ATTACHED HOT TUB SPA
 - DIVING BOARD
- MATURE TREES AND LANDSCAPING
- IRRIGATION
- MANICURED LAWN
- PROFESSIONALLY LANDSCAPED

AGENCY DISCLOSURE: PORTFOLIO LUXURY REAL ESTATE IS THE AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED ON THIS INFORMATION SHEET. ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, NO WARRANTY OR GUARANTEE IS MADE AS TO THE ACCURACY OF THE INFORMATION.