100% FULLY RESTORED & REMODELED Inside & Out!

Approved by The Historic Preservation Office

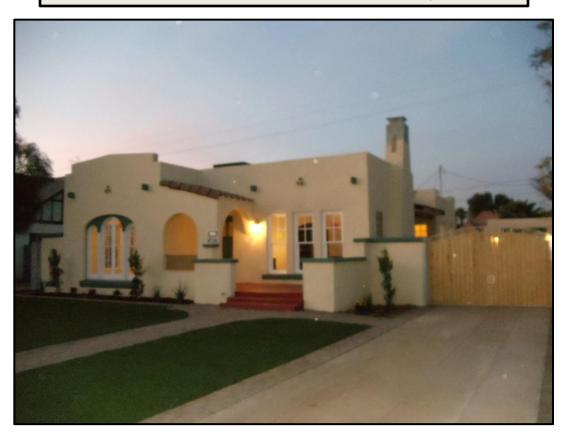
- 3 Bedrooms, 2 Full Bathrooms
- 1,745 Square Feet
- Coved Ceilings
- Year Built 1926
- Lot Size 9,235
- Finished Basement.
- Restored Original Wood Floors
- Restored Original Windows
- 100% Brand New Plumbing System
- 100% Brand New Electrical Rewire
- Custom, Covered Patio
- Original, Restored Garage

Presented By:

Laura Boyajian Wise Choice Properties 602.400.0008 (cell)

HistoricCentralPhoenix.com

COMING SOON! BE THE 3RD OWNER!



906 WEST LYNWOOD STREET PHOENIX, ARIZONA 85007 F.Q. STORY SPANISH COLONIAL

"I wanted to restore this house so it would last for at least another 85 years so I did not take the cheap route on ANYTHING. I consistently made these kinds of decisions throughout the entire house and project." ~ C & G Renovations, LLC

Just a FEW Features ~ There IS More!

- ORIGINAL & Fully Restored Wood Floors throughout the House
- > ORIGINAL & Fully Restored Double-Hung Windows
- ➤ 100% Brand New Plumbing System Throughout Every Nook & Cranny
- 100% Brand New Electrical Re-Wire & Panel, ZERO Old Wiring Left. All New Electrical Fixtures & All New Ceiling Fans; ALL New Lighting Fixtures T/O
- > **NEW** 5-Ton Carrier A/C Unit with 10-Year Warranty
- 2 New Retaining Walls in FINISHED BASEMENT & 100% Replacement of the Support Posts Throughout Entire House
- ORIGINAL Garage Completely Salvaged & Restored from Structure to New Roof, New Garage Door & All New Electrical
- ORIGINAL, Wood-Burning Fireplace Completely Restored with New Flue
- ORIGINAL Kitchen Cabinets Re-Purposed
- ORIGINAL Cast Iron Tub In Master Bathroom Restored
- ORIGINAL Interior Doors Restored
- Period-Specific, Highest-End Interior Door-Knobs & Hardware & Wall Plates
- Custom, Multi-Color Paint Inside & Out; New Exterior Stucco

- All New Kitchen Granite Counter-Tops & Stainless Sink with Period Specific Faucet
- Custom Designed & Finished Kitchen Cabinets in Quilters White Cabinetry Paint
- All New Kitchen GE Stainless Steel Appliances Including a 23 cu ft Side-By-Side Fridge & Range Hood
- New Bathroom Vanities in Both Bathrooms
- > **NEW** Period Appropriate High-End Flooring, Italian, Carrara Marble Tile & Trim in Master Bathroom
- > **NEW** American Standard Champion Toilets Throughout
- New High-End Shower Fixtures, Faucets & Lighting Fixtures
 Throughout Both Bathrooms & Homes
- New Period Appropriate 7 ½ " Baseboards & Period New Appropriate Crown Molding Throughout
- New Water Purification & Softening System Installed in Basement Feed Entire Home
- New Indoor Laundry Center with Brand New Full-Sized Washer & Dryer
- Custom , Large Back Patio with Vega's & Pavers plus 2 More Exterior Patios Newly Repaired, Painted & Sealed Top to Bottom
- New Block Wall on 3 Sides of Property with 3 New Exterior Gates
- NEW Landscaping of Sod, Rock, Pavers, Trees & Plants