

**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 3<sup>RD</sup> 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