

Four Peaks at Troon Village – N. Scottsdale

11384 E Diamond Cholla Drive, Scottsdale, Arizona 85255

2785 SqFt, 3 Bedroom plus Den, 3 Bathroom

- ▶ Popular split floor plan with 3 car garage
- ▶ 12 feet flat ceilings and large windows to enjoy the views
- ▶ Guest Bedroom with private bath
- ▶ North / South Exposure
- ▶ Backs to Natural Area Open Space
- ▶ Extremely well maintained home
- ▶ Designer showroom home - everything done for you
- ▶ Views of Pinnacle Peak & large boulder outcroppings
- ▶ Gorgeous Home !!

Distinctive Features

- Built-in hall china cabinet with light
- Speakers in family room and patio
- Ceiling fans in family room, bedrooms, master bath, and patio
- Security Screen Doors front and back
- Plant shelves throughout with lighting
- Designer window treatments
- Silhouette and duvette shades throughout
- Crown molding in LR/DR, Master, Family and Kitchen
- All light fixtures replaced and upgraded
- Artist custom paint touches

Kitchen

- Granite counters with full backslash
- Island remodeled with panels and designer shelf/lights
- Added appliance garage
- Under cabinet lighting
- Reverse osmosis
- Kohler cast iron sink
- Gas connection for cooktop available
- Built-in desk

Family Room

- Spacious with large windows
- Built-in TV and electronics cabinet
- Gas fireplace with recirculating fan
- Open to large kitchen and breakfast room
- Double doors lead to pool area

Master Bedroom Suite

- Spacious room with high flat ceiling
- Security screen door exists out to patio

Master Bath

- Upgraded granite countertops, sinks, facets
- Raised his/her vanities with ladies knee niche
- Walk-in closet
- Soaking tub with granite and tumble stone
- Walk-in shower with remodeled enclosure
- Etched glass design in Master bath window

Others Baths

- Remodeled bathrooms - granite counter tops, sinks, framed mirrors, re-tiled showers
- Custom shower curtains convey

Den/Office

- Double doors
- Able to convert into 4th bedroom

Outside/Patio

- Views of Pinnacle Peak
- Heated Pebble-Tec play pool with rock waterfall (approx. 10,500 gallons)
- Patio Deck of Marbella stone from Philippines - cool to the touch
- Professional landscaping with lighting and drip irrigation system front & back
- New window sun screens with enhanced sun protection (80 & 90%)

Outside/Patio continued

- Dual-pane windows
- Cable TV connection on patio
- Wood paneling on patio ceiling
- Outdoor fireplace
- Fountain
- BBQ gas connection on patio
- Stucco block wall with view fencing

Garage

- 3 Car Garage with Epoxy sealed floors
- Wall mounted storage cabinets, and built-in overhead storage plus work bench
- Exhaust fan to keep garage cooler
- Side door exit
- Water softener

Other Features

- ADT security system
- Fire sprinklers
- 2 Zone A/C
- Refrigerator, washer and dryer convey
- Bedspreads that match window treatments. available by separate bill of sale
- Able to apply for Troon Country Club membership

* Dining Room wall shelf does not convey



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All information believed to be accurate and reliable but not guaranteed.

Lisa & Matt Lucky

