

Tusayan at Troon
10953 E. Tusayan Trail, Scottsdale, Arizona 85255

Interior Finishes

Appliances

Kitchen

- Viking 48 inch dual fuel range w/6- sealed burners and griddle
- Viking 48 inch island trim
- Viking 48 inch hood liner
- Viking Blower for hood liner
- Viking Microwave oven
- Viking 30 inch MW Trim kit
- Viking warming drawer
- Viking dishwasher
- Viking 36 inch refrigerator unit (right hinged – full cabinet overlay)
- Viking 36 inch freezer unit (left hinged – full cabinet overlay)
- Miele coffee maker

Patio

- Viking 41 inch BBQ with built-in side burner (natural gas)
- Viking 42 inch hood liner
- Viking 600CFM Internal blower for hood liner
- Viking Grill Cover
- Viking Refrigerator

Office

- U-line under counter icemaker

Guest Suite

- U-line under counter refrigerator/ice maker

Misc. Appliances

- Quality 64K Water Softener
- Quality R/O System
- Central Vacuum

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Cabinets

Powder Bath

Designer Sink Cabinet – oval chest with sink
Hooker Furniture – three doors, hand painted; black finish with gold highlights, solid brass sink and fixtures

Pool Bath

Designer Sink Cabinet
Hooker furniture – Alder hardwood solids with cherry and ash veneers; marble top with
La Vie Brass fixtures and solid brass sink

Kitchen

Custom Cabinetry Design – Palo Verde Cabinet Company/Epic Custom Kitchens
Knotty Alder, square raised panel doors, 5-piece raised panel drawer fronts, $\frac{3}{4}$ extension tandem drawer guides, $\frac{5}{8}$ inch birch plywood, dovetailed drawers, stained and glazed finish, 5 inch and 3 $\frac{1}{2}$ inch Tuscan crown at kitchen and pantry.
Custom cabinet range hood, with wood detailed carving
Kitchen Island –

Utility Room

Custom Cabinetry Design – Palo Verde Cabinet Company/Epic Custom Kitchens
Knotty Alder, square raised panel doors, 5-piece raised panel drawer fronts, $\frac{3}{4}$ extension tandem drawer guides, $\frac{5}{8}$ inch birch plywood, dovetailed drawers, stained and glazed finish.
- Drying Rack
- Network ready cabinet space

Master Suite

Knotty Alder medicine cabinets

Office

Knotty Alder – Built in bookcase

Great Room

Knotty Alder – Built in bookcase/entertainment center

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Lighting

Exterior

Garage Coach Lights – Troy Lighting – Gables Collections: Metalwork – hand-forged iron,
Glassware – Champagne Mist, Finish- Charged Gold (all dark sky compliant)
Patio - Troy Lighting (Hanging and Wall Sconce Light Fixtures) – Cheshire Collections: Metalwork – Hand –worked wrought iron, Glassware- Cognac Mist, Finish – Bronze Leaf
Patio Ceiling Fan – Famimation – The Belleria: Finish, tortoise shell (fan assembly), Antique finish narrow oval woven bamboo blades.

Interior

Dining Nook – Maxim Lighting – Aspen 8 – light chandelier – Glass; Vintage Amber; Finish: Oil Rubbed Bronze
Kitchen Island – Custom – Pot rack – wrought iron with light fixtures

Interior Trim Carpentry

Interior Doors

Alder Doors
Baseboards and casing with curved jambs
Emtek door hardware – oil rubbed bronze

Entry Door

Custom Alder door with clear side lites, clavos

Wine Room Door

Custom Iron Door with clear glass – black iron finish with gold highlights

Garage Doors

Wood Veneer – Carriage Style

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Special Features

Custom designed swimming pool with negative edge and swim jet
Custom designed heated spa
Indoor/Outdoor stone and clear glass fireplace at formal dining room and patio
Family Room with Cantera stone fireplace
Master Suite with Cantera stone fireplace
Master bath with steam shower
Master bath – jetted tub
Wine Room – Cedar racks cooled
Bi-fold window wall at Formal Dining Room
Bi-fold window wall with service door at Family Room
Pre-wired for surround sound throughout the house and patio
4-car garage – tandem

Construction/Energy Efficiency

Blown-in-blanket wall insulation system
2 x 6 exterior wall construction with R-23 total insulation, including garage
Air conditioned garage space – 13 SEER AC System
Multi-zoned air conditioning system – main house – 16 SEER AC System
R-38 ceiling insulation over livable areas
TechShield® radiant barrier roof sheathing
Energy-efficient, multi-zoned, 3-tankless gas hot water heaters
Fresh Air intake system with return ducts in bedrooms (per plan)
Programmable thermostats
Sierra Pacific – Wood Windows and Doors
Moen™ water conserving plumbing fixtures
GFI electrical outlets in kitchen, baths, and patios
Exterior weatherproof GFCI electric outlets
600-amp electric service
Cooper wiring 110-volt circuits
Smoke detectors
Aquaplex® plumbing

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Room Dimensions

Formal Living Room	18-ft x 13-ft 11 inches
Foyer	9-ft 10 inches x 7-ft 11 ½ inches
Formal Dining Room	19-ft 4 inches x 16-ft 2 inches
Family Room	18-ft 5 inches x 18-ft 5 inches
Den	10-ft 1 inches x 13-ft 3 inches
Master Bedroom	18-ft 8 inches x 18-ft 1 ½ inches
Utility Room	8-ft x 11-ft 8 inches
Bedroom 1	15-ft 8 inches x 16-ft 9 inches
Bedroom 2	14-ft 9 ½ inches x 15-ft 9 inches
Bedroom 3/Guest	13-ft 8 inches x 15-ft 5 inches
Guest Suite/Exercise	18-ft 9 inches x 15-ft
Kitchen	13-ft x 9-ft
Nook	11-ft x 13-ft