

**Pinnacle Peak Estates II – North Scottsdale – Gated Community**  
**Extensive remodel work in 2002 and 2009**  
**8017 E. Conquistadores, Scottsdale, AZ 85255**  
**3 Bedrooms + office, 3.5 baths, 3,104 sf**  
**Approximate 1 Acre N/S/ Lot – End of Cul-de-sac**

**Professionally Decorated - Furnishings available by separate Bill of Sale**

**Front Courtyard**

Front courtyard with lockable iron gate  
Custom fountain with interior on/off switch, auto water refill, & drain for cleaning  
Natural stone entry in courtyard with potted trees

**Family Room with Professional Home Theater**

2009 - 63" HD LED flat screen TV  
Home theater equipment professionally wired & installed by Paradise Home Ent.  
Components hidden in cabinets  
Universal remote also controls patio speakers  
Wall mounted speakers  
MP3 Dock, Blue-ray player/recorder, & 100 hour HD Hard Drive  
Stone work around gas fireplace with glass cover

**Kitchen**

Slab granite counter tops  
Tile and granite back splash  
Viking 6 burner gas stove top w/ S/S hood with dual fans & light  
Commercial grade Dacor convection oven & Dacor convection microwave oven  
Under mounted sink  
Lots of storage & counter space, including buffet counter  
Island with additional sink & disposal  
Walk in pantry with light  
Extensive drywall work done to remove outdated soffits and built-in light fixtures  
Pass through window from kitchen to patio with granite counter  
2007 New garbage disposal installed

**Office**

Built-in desk/cabinets  
Large walk-in closet  
Extra phone line  
Unused speaker wiring stub out above build out

**Master Bedroom & Bath**

Floor safe in master closet  
Complete stone covering in master shower  
2 person Jacuzzi tub  
Double sinks  
Imported fixtures

### **Guest Bedrooms & Baths**

Current game room can be used as bedroom or workout room – tiled  
Imported fixtures  
Quality towel racks/rings  
Top mounted vessel sink  
Extensive stone work  
Pool bath has complete stone covering in shower  
Original toilets replaced

### **Laundry**

Granite Counter tops  
Clothes hanging poles  
Laundry passes through to Master closet  
Built-in ironing board  
Gas or electric stub outs for washer/dryer

### **Garage**

Heated & cooled oversized 3 stall garage  
Large enough for quad cab truck or large SUV/Suburban  
Storage room  
Vanity and sink  
2 Windows  
Rear exit door  
Epoxy sealed floor  
New fluorescent light fixtures installed 2009  
Space by back door (42 by 72 inch) for boat motor/out drive

### **Interior**

Large inlaid stone feature in main entry  
Custom wood shutters on all windows except garage  
Extensive faux painting  
Interior painted 3 colors; roller applied with 3 to 6 coats  
Custom mirrors  
High quality light fixtures and ceiling fans installed in 2009  
2009 New hardware on doors – including hinges, latches, locks, & handles  
Security system -3 keypads w/ LED screens- movement sensors throughout  
2009 New Trane air handlers/furnace has electronic air purification system  
2009 New Trane A/C compressors  
Programmable thermostats  
2009 New R/O system  
2009 New water softener  
Built-in intercom/music system throughout house including view deck & garage  
2008 New gas water heaters  
Extensive built-in recessed lighting  
Franke stainless steel sinks  
Grohe & Sigma fixtures/hardware

## **Exterior**

Professionally landscaped including boulders, gravel, and rip rap  
Large patio with speakers, ceiling fans with lights, plus extra patio lighting  
Screens over wall drainage holes to prevent animal intrusions  
2009 - Irrigation with 6 valve system, new tubing, & emitters  
2009 - Exterior professionally painted  
2009 - Natural stone placed on walls & pillars of home – front & back  
Exterior lighting with motion detectors and photocells  
Fiber & steel reinforced concrete liner placed in wash  
Drainage trench with powder coated steel grates installed in driveway  
Exterior sun screens installed  
Gas stub for BBQ in backyard  
East gate oversized  
Vehicle access to backyard

## **Viewing Deck**

Large lighted viewing deck  
Views of the valley and city lights  
Viewing deck resurfaced with foam and painted with reflective coating

## **Pool**

2003 Pebble-Tec solar heated pool (24,000 gallon) by Paddock Pools  
Grotto/Waterfall  
Self cleaning in-floor system  
Wall around pool area with 2 self closing and lockable gates  
Kool Deck around pool and under covered patio  
2009 New pool pump motor

## **Subdivision**

Quiet gated subdivision with 1-1.6 acre lots  
Lots cannot be subdivided  
Custom homes  
Higher elevation provides breezes and cleaner air  
Close to shopping & schools