

Troon Mountain Architectural Masterpiece

**Panoramic City Light Views
Unique Private Retreat Setting
Entertainer's Delight**

**10916 E. Troon Mountain Drive
\$2,500,000**

**Windy Walk Estates
Troon Mountain Golf and Country Club**

This home sets a new standard of living with impressive architectural detail in Windy Walk Estates. This approximately 6000 square foot livable soft Southwest Contemporary has curvilinear walls of glass and stone capturing commanding panoramic views of city lights, sunsets, and dramatic landmarks, Troon Mountain and Pinnacle Peak Mountain. Exceptional quality throughout with Low Voltage lighting, stacked stone veneer columns and walls, wood ceilings, and the best Kitchen ever created! Its' amenities are a Chef's Prep & Baking Center, Butler Pantry and Island Dining and seating, corner fireplace, custom swivel entertainment center, stainless appliances, walk in wine chill room and pantry and easy access to family, friends and guests. The outdoor Kitchen is seamless for the ultimate in entertaining. The Arizona 'Room' lends an almost tropical feel as lush, colorful landscape wraps around an extensive covered patio with one of 6 charming fireplaces and Built in Patio gas heaters and misting system that provide ambient temperature year round. Look across a gorgeous heated infinity edge pool and spa that reflects the colors of the Arizona skyline like a mirror. Truly inviting, this one of a kind treasure is sure to delight home owners!

- Great Room with Wet Bar, Stone Fireplaces, Extensive Entertainment Center Built Ins and Art Display niches with Designer Lighting
 - 3 Bedrooms plus Office in the Main House
 - A Kitchen Like None You've Ever Imagined Possible!
- Cooled 3 Car Garage with room for more, Storage Room, Built Ins and Sink
 - Formal Dining with Glass Walls and Electric Retractable Sliders
 - Separate Guest House
 - 4 Bedrooms and 5 Baths Total plus Office/Hobby
 - Wine Chill Room, Chef's Prep Kitchen & Baking Center
 - Constructed by Centurian Development in 2001

All dimensions and measurements are approximate and must be verified by Buyer – architectural blue prints available during inspection period.

Formal Entry 5 X 11

- Single glass and metal Entry Door w/glass sidelights
- Raised Entry
- Double stacked Stone Entry Columns
- Art Display Shelves with Lighting

- Coat closet

Powder Room

- Formal circular Powder Room w/ crescent shaped Granite Counter and poured Seed Glass Sink
- Corrugated Sheet Metal Wall Panels and Ceiling Detailing
- Custom Lighting
- Pedestal Base Lighting

Kitchen 20 X 20

- Custom Maple full height Cabinetry w/ Stainless, Ebony, and Cherry in lay and brushed chrome Pulls
- Granite Slab Counters with 2" bull nose
- Large Center Island w/ two compartment, extra large Stainless Sink w/ garbage Disposal, Instant Hot Water, and Pull-out Faucet
- 2 Dishwashers: Asko Stainless Full Size & Fisher Paykel Stainless Drawer
- Stainless double side-by-side Subzero Refrigerator
- Reverse Osmosis Drinking Water Filtration
- Breakfast Bar Seating for up to 6
- Pull-out Shelves in most under-counter Cabinets
- Six Burner Stainless Dacor Gas Range w/ Pot Filler and Double Vent Hood
- Double 30" Stainless Dacor Convection Ovens
- Large Walk-in Pantry
- Key Drop base Cabinet and Granite Counter
- Skylights

Kitchen Bath

- ½ Bath at Kitchen area with Garage Access

Chef's Prep Kitchen & Baking Center 12 X 11

- Cozy room open to Kitchen
- Round Center Island
- Granite Slab Counters
- Coffee Service Station, Spice Center, and Recycling Center
- Stainless large single compartment Sink w/ Stainless Pull-out and Reverse Osmosis Water Filtration, Instant Hot Water and Disposal
- Upper Cabinets
- Magnetic Knife Holder
- Skylight/Solar System Tube

Butler's Pantry 8 X 8

- Two walls of upper Seed Glass Cabinets
- Two Granite Service Counters w/ Stainless Sink and Instant Hot Water
- Two Fisher Paykel Drawer Stainless Dishwashers
- Stainless Dacor 30" Warming Drawer

Breakfast Room 16 X 15

- Custom Swivel TV/Entertainment Cabinet
- Built-in China Cabinet w/ Seed Glass Uppers
- Floor to ceiling Miter Glass Wall of Windows
- Corner Gas Masonry Fireplace with Custom Stucco Application and Chipped Glass Briquettes

Formal Dining Room 16 X 25

- Outdoor flow to Arizona open air room which is heated and misted
- Retractable Glass Slider Panels with Push Button Controls
- Floor to ceiling Miter Glass Wall of Windows
- Side lighted Niches with Lighted Glass Shelving
- Coffered Floating Ceiling w/ Recessed Lighting

Covered Arizona Living Room & Kitchen Area

- Outdoor Kitchen and Living Room w/ Slate Counters, large Compartment Stainless Sink and soap dispenser, Dacor Warming Drawer, and Viking 48" Grill w/ Rotisserie
- Stainless Storage Cabinets
- Masonry Gas Stacked Rock Fireplace
- Two ceiling mounted Gas Space Heaters
- Aggregate Patio Flooring
- Built-in Mist System
- Heated Infinity Edge crescent shaped Pool and Heated Spa
- Aqua Link Control Panel for pool, spa and mister system

Great Room 23 X 32

- Mitered Corner Windows with exterior Automatic Roller Shade Screen
- Two level Granite and Stainless Circular Wet Bar w/ Titanium Sink and Seating area, Scottsman Refrigerator and Ice maker, and Glass Shelving and Doors
- Two tier Floating Ceiling Detail w/ Tongue and Groove Wood Perimeter
- Built-in Display, Seating and Storage at Art Display Wall
- Recessed Big-Screen Entertainment Center
- Stereo Speakers built in
- Masonry Gas Fireplace w/ wall of Stacked Stone which is also pre-plumbed and prewired for a water feature

Master Bedroom Suite 40 X 28

- Sitting Room w/ Mitered Circular Floor to Ceiling Windows
- Masonry Gas Fireplace
- Tongue and Groove Ceiling
- TV Entertainment Center
- Motorized Draperies on Glass Wall and Glass Sliders

Master Bath

- 20 X 20 diagonal Slate Floors, Tub and Shower Surrounds
- Separate, split vanities w/ Slab Slate Counters

- 12 X 12 Slate Tub Surround and walk through Shower w/ double Shower Heads, and ceiling Rain Shower Head
- His and Her Linen Storage
- Make-Up Vanity w/ three sided Mirror and Hand Formed Glass Counter w/ Chipped Edge Detail
- Hi and Her Water Closets w/ Built-ins
- Stackable Washer/Dryer
- His and Her Double Sized Whirlpool tub
- Heat Lamps and Wall Heaters at Shower
- Recessed Lighting and Chandelier
- Skylights

2 Guest Bedrooms 19 X 16

- Each with Private Patios w/ Views of Troon Mountain
- Corner Masonry Gas Fireplace with Custom Stucco Application in Bedroom 2
- Tongue and Groove Ceiling w/ Recessed Lighting in Bedroom 2
- Curved Glass Wall Sitting Area in Bedroom 3
- Guest Bathroom w/ two Split Vanities, Separate Water Closet, Large Walk-in Snail Shower, and Linen Storage Cabinets
- Large Walk-in Closet with Detailed Shelving

Office/Hobby Room 14.5 X 10.5

- Built-in Library Shelving
- Raised Work Counter
- Bench Seat with Storage below
- Built-in Cabinets
- 2 Computer Desk Stations

Utility Room 10 X 10

- Extra deep Sink with window view
- Built-in Ironing Board
- Gas and Electric Dryer hook-ups
- Two walls of upper and lower Cabinets
- Phone outlet

Walk In Pantry

Walk In Wine Chill Room

Garage approximately 1322 square feet, Cooled

- Heat pump, A/C, separate cooling
- Separate Storage Room and Closets
- Kitchen Bath access
- Painted floors
- Extra tall and wide Garage Doors with Automatic Openers
- Skylights and Windows
- Lennox Elite System

- Gas Hot Water w/ Recalculating Pump
- Soft Water System
- Guest access to Garage
- Central Vacuum
- Work Bench and Sink

Guest House approximately 546 square feet

- Masonry Concrete Gas Fireplace
- Circular Seating Room
- Base Cabinet w/ Breakfast Station and Refrigeration
- Walk-in Closet
- Double Vanity
- Separate Water Closet
- Linen Storage Cabinets
- Walk-in Snail Shower with Miter Glass Window
- Wrap around Covered Patio
- Miter Glass Floor to Ceiling curvilinear wall of windows

Exterior and Construction Details

- Low Voltage Lighting System
- Underground Air Returns
- Foam Roof System
- Five Heating and Cooling Zones plus Wine Room
- Panasonic Phone and Intercom System
- Ceiling Fans in most rooms
- In floor Outlets in most rooms
- Automatic Sunshades in great room
- Acid stained, scored, and colored Concrete floors
- Textured Carpet
- Stereo Speakers built in
- Extensive Landscaping with Mature Trees, Cacti and Automatic Drop System
- Custom Light Fixtures
- Synthetic Stucco System with Integrated Color
- 6 Masonry Natural Gas Fireplaces with either stacked stone veneer or other custom stucco or paint finishes
- Fireplace Bowl and Entry walk
- Niches of various sizes throughout, several with lighting
- Private Covered View Patios at Bedrooms and Guest House
- Generous Room Sizes and Curvilinear Sitting areas
- Lengthy Circular Driveway with ample guest parking (Pavers)

Community: Windy Walk Estates at Troon Village

- 24 Hour Guard Gated
- Buyer eligible to join Troon Golf and County Club top 100 ranked private equity country club with fitness center, heated pool and tennis court amenities

10916 E Troon Mountain Dr.
Approximate measures taken from blueprints, seller and tax
records – Buyer to verify all measures

Lot Size: 46,337 sq. ft.
Main House: 5,409 sq. ft.
Guest House: 549 sq. ft.
Garage: 1322 sq. ft. cooled
Covered Patios: 2,670 sq. ft. total (rear patio is misted and heaters)
Total Under Roof: 9947 sq. ft.

Kitchen 20 x 20
Breakfast room 16 x 15
Pantry 6 x 6
Butler's Pantry 8 x 8
Wine Closet 5 x 6
Prep Kitchen 12 x 11
Dining Room 16 x 25
Great Room 23 x 32
Master Suite 40 x 28
Guest Bedroom 16 x 16
Guest 19 x 16
Office 14.5 x 10.5
Laundry 10 x 10

All information deemed reliable but not guaranteed and subject to change without prior notice. To be verified by buyer.