

# Sunset Views



North Scottsdale  
WINDY WALK ESTATES AT TROON VILLAGE

The Luckys  
NORTH SCOTTSDALE



Russ  
Lyon

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INTERNATIONAL REALTY

11173 E Troon Mountain Drive  
TROON VILLAGE

3 Bed + Office | 3.5 Bath | 3 Car Garage  
1.58 Acres | 3,836 SQ FT

First time on the market! This meticulously maintained custom home sits 1.5 acres on the North slope of Troon Mountain with a southern exposure backyard and direct views of famous Pinnacle Peak Mountain! Located in guard-gated Troon Village and featuring a soothing water feature leading to the impressive glass and iron custom door and sidelites creating a beautiful entryway scene.

Once inside, enjoy the living and dining spaces, perfect for entertaining that lead to the open concept kitchen, breakfast nook, and family room space with full bar and gas fireplace. The kitchen includes a large center island with hammered copper sink, stainless steel Wolf double ovens, 6-burner gas cooktop and hood vent, built-in microwave and dishwasher, paneled fridge and freezer, wine/beverage fridge, granite counters, and beautifully stained cabinetry.

The backyard is stunning with a heated pool and spa, waterfall feature, fire pit, outdoor dining space with built-in barbecue, fireplace and beverage fridge, large covered patio space, elevated sun deck, and views of Pinnacle Peak, Troon Mountain, and boulder formations. The master suite is large with a spa-like bath and exterior access. Two additional ensuite guest rooms (one currently used as an exercise room) and a private office with cabinet built-ins along with a large laundry room and powder bath complete the living spaces.



Laura | Matt | Lisa

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NORTH SCOTTSDALE

When it comes to the North Scottsdale lifestyle and area Real Estate, The Luckys are proud to be the eminent source for their clients.

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*Synonymous with fine properties*



Russ Lyon

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