

*Troon Living*



North Scottsdale  
FOUR PEAKS AT TROON VILLAGE

The Luckys  
NORTH SCOTTSDALE



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## 11584 E Cottontail Lane FOUR PEAKS AT TROON VILLAGE

4 Bed | 2 Bath | 2,248 SF | 3 Car

Beautifully updated home in Four Peaks at Troon Village boasts an elevated position on a tranquil cul-de-sac, offering views of Troon Mountain and sweeping panoramas of Four Peaks and McDowell Mountains. The home is within walking distance to miles of hiking and biking trails in the McDowell Preserve. Constructed by Shea Homes, the thoughtfully designed 2,248 square foot residence features a well-appointed split floor plan with four bedrooms and two bathrooms and features 12' ceilings throughout the house.

The home was extensively updated in 2022. Kitchen and baths were remodeled, new Italian floor tile was installed throughout the house, hardware was updated, the interior was repainted, and electronic interior window shades were added.

The primary bedroom now offers a generous feel and an elegantly remodeled ensuite bath. This spa-like retreat boasts a freestanding soaking tub, new quartz countertops, a separate shower with new tile surround, and a walk-in closet equipped with a flexible organizational system. The kitchen underwent a stylish transformation with modern painted cabinets, an expanded island, new quartz countertops, an attractive marble backsplash, stainless sink, stainless GE Profile appliances including a gas cooktop. The kitchen also includes a walk-in pantry and large picture windows to further enhance the space.



Laura | Matt | Lisa

## The Luckys

NORTH SCOTTSDALE

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