

# Property Features

The Luckys  
NORTH SCOTTSDALE

WINDY WALK ESTATES | 26475 N 106TH WAY | NORTH SCOTTSDALE

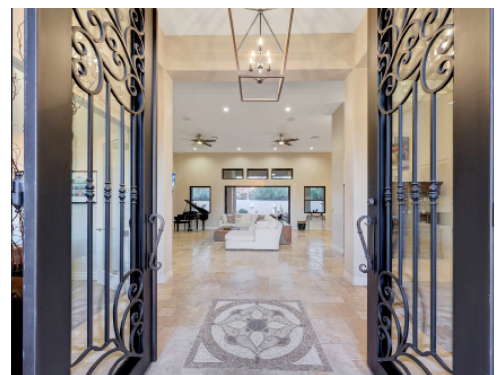
## UPGRADES/FEATURES

### Home Features

- Built in 2020 by Neidhart Enterprises
- Savant Smart Home Automation System
- Stunning views of Troon Mountain and Pinnacle Peak
- Repainted original color in 2024 with elastomeric paint
- Post-tension slab and concrete tile roof
- Spray foam insulation for energy efficiency
- Gas water heater with recirculation loop for instant hot water
- Whole-house water softener
- Three 5-ton AC units for optimal cooling
- Ceiling heights: 14' in living areas, 12' in primary suite, 10' in additional rooms
- Modern remote control ceiling fans in living areas and covered patios
- TV on the living room patio
- Interior level 5 drywall and paint finish
- Custom 6' x 10' iron and glass double entry door
- Modern entry chandelier and recessed LED can lighting throughout
- Tumbled travertine floors in Versailles pattern
- Porcelain wood plank tile in dining, offices, and bedrooms
- Woodcase fine cabinetry – maple, soft-close, full overlay, dovetail drawers
- AV closet with Savant 20-zone whole-house audio system
- Savant entry video system and light/garage door control
- Multi-zone Araknis mesh Wi-Fi system with hardwired CAT 6 network cabling
- 17 TV ports with double CAT 6 cables to each location
- Remote control motorized Roman shades
- Sprinkler fire suppression system and smoke detectors

### Living Room

- 72" Napoleon gas linear fireplace with Wi-Fi-enabled color-changing lights
- Custom iron glass oversized bifold French doors
- 86" smart TV
- Natural limestone fireplace



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## UPGRADES/FEATURES

### Kitchen

- Woodcase maple cabinetry with soft-close, full overlay, dovetail drawers
- LED cabinet lighting under, above, and inside glass door cabinets
- Granite countertops ("Biscotti") with custom leathered finish and ogee edge
- Oversized island with under-counter storage
- Glass tile backsplash with custom glass mandala above the range
- Reverse osmosis system for drinking water, ice maker, and coffee maker
- Walk-in pantry with custom shelving
- Thermador stainless steel appliances, including:
  - 60" side-by-side refrigerator freezer
  - Double wall oven (Wi-Fi enabled)
  - 48" gas range with grill
  - Range hood, microwave drawer, dishwasher, and plumbed coffee system (Wi-Fi enabled)
- Custom coffee bar with granite counters
- Stainless farmhouse sink with a modern kitchen faucet
- Pot filler above the range
- Modern brushed nickel handles and pulls
- Modern pendant island lighting and breakfast nook chandelier
- Butler's pantry with a dual-zone 50-bottle wine fridge and custom cabinetry
- Access to ramada/outdoor kitchen

### Primary Suite

- Private pool access door and patio with a 60" TV
- 70" TV in bedroom
- Dual vanities with custom maple cabinets and granite counters
- Modern vessel sinks with brushed nickel hardware
- Freestanding soaking bathtub with wall-mounted taps and filler
- Walk-in shower with porcelain tile, mother-of-pearl mandala, and accent trim
- Oversized rain shower, additional shower head, and wand sprayer
- His-and-hers custom walk-in closets



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## UPGRADES/FEATURES

### Outdoor Amenities

- Pebble Sheen saltwater pool with abalone shell and glass bead accents - 6' deep
- Customizable LED pool lighting and three sheer descent water features and three stainless natural gas fire pots with limestone pedestals
- Swim-up bar stools and Baja shelf
- Hayward OmniLogic pool automation system or lights, water features, pump, etc.
- Travertine pool deck and walkways with LED landscape and path lighting
- Sunken ramada with travertine counters and flooring, natural gas KitchenAid barbecue and wood-fired pizza oven
- TV on remote lift for pool/ramada viewing
- Two natural gas fire pits with limestone and travertine accents
- Travertine patios
- Custom plumbed concrete fountain
- Dual-zone drip irrigation, privacy landscaping, citrus trees, and raised garden beds

### Dining Room

- Climate controlled, insulated custom wine room with iron and glass door 700+ bottle capacity
- Modern chandelier

### Office & Den

- Two offices/dens with double glass French doors
- One with custom cabinets with space for a safe
- 60"TVs in both

### Casita

- Attached suite with living room, mini fridge and sink
- Room pre-wired for surround sound
- 60"TV in living area
- Custom iron and glass exterior door – private entrance
- Bedroom and ensuite bathroom with custom cabinet vanity and granite counters



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## UPGRADES/FEATURES

### Casita Continued

- Travertine stone tile and glass shower door
- Walk-in custom closet
- Beautiful views of Pinnacle Peak

### Bedrooms 3 & 4/Bonus Space/View Deck

- Jack'n'Jill ensuite bathroom custom cabinet vanity with granite counters
- Smart TVs in each
- Travertine tile walk-in shower with sliding glass door and custom floor and accents
- Sliding glass doors with direct pool/patio access on both bedrooms
- Shared flex/bonus room pre-wired for surround sound, dual 60" smart TVs
- Custom iron and glass door with access to rooftop viewing deck
- Viewing deck plumbed for gas fire pit
- Troon Mountain and city lights views from viewing deck

### Laundry

- Laundry room with stainless sink and subway tile backsplash
- Plumbed fridge with ice and water
- Custom doggy shower with subway tile and stone floor/accents
- Custom cabinets with clothes rack and granite counters
- French door to side yard raised bed garden and fruit trees
- Mud room at entrance to garage with custom cabinets and seating area

### Garage

- Three car garage with oversized bays and wifi enabled door openers
- Insulated walls, ceiling and doors
- Epoxy floors
- Extensive custom storage cabinets and counters
- Door access to rear yard
- 60 Amp Tesla Charger
- Separate storage under stairs to viewing deck



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