

Property Features

The Luckys
NORTH SCOTTSDALE

GLENN MOOR AT TROON VILLAGE | 10801 E HAPPY VALLEY ROAD 132 | NORTH SCOTTSDALE

Climate Control & HVAC

- 30 tons of air conditioning with 7 zones:
 - 5 tons – Kitchen portion of Great Room
 - 5 tons – Living Room portion of Great Room (also cools pool bath)
 - 5 tons – Guest room wing (including laundry, media area, and both bedrooms)
 - 3 tons – Office, entry hall, and powder room
 - 5 tons – Casita
 - 3 tons – Garage
 - 4 tons – Primary bedroom
- All new Nest Thermostats installed.
- New Lennox Gas High Efficiency 90% furnaces installed by Scottsdale Air (2023/2024) in Casita, Living Room, Kitchen, and Guest Bedrooms (4 total).
- New 5 ton, two-speed high-efficiency AC compressors (Summer 2023) for Living Room, Kitchen, Guest Wing, and Casita.

Luxury Upgrades & Maintenance

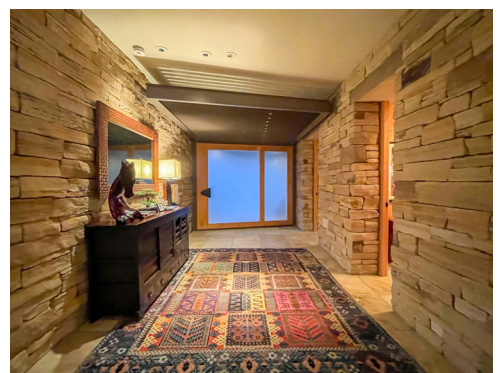
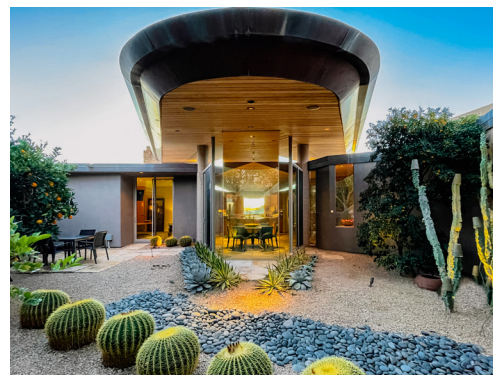
- Elevator fully serviced by Otis and maintained by the same technician; used daily.
- New high-efficiency pool heaters installed for spa and pool.
- Complete stucco reapplication (synthetic stucco) by GM Hunt, color-matched to the original approved color.
- Full pool restoration/remodel (4-month project by GM Hunt) including:
 - New PebbleTec finish
 - New tile work
 - New stonework around the infinity edge and spa

Appliances & Kitchen Features

- 3 new top-of-the-line Miele dishwashers.
- Two new Sub-Zero side by side fridge and freezer in the main kitchen.
- Dacor oven, praised for exceptional baking performance.
- Large kitchen island, designed for functionality and entertaining.
- Gas cooktop with powerful external exhaust fan.

Interior Upgrades & Remodels

- Laundry room remodeled in 2019.
- Primary bedroom shower redone in 2019, including a new steam unit.



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...Continued

- New tankless water heater in guest house (Oct 2024).
- Bridge woodwork redone by the original builder (2023) and waterproofed (2024).

Security & Smart Home Features

- Comprehensive security system by Unique Security, including:
 - Full perimeter contacts on all doors and windows.
 - Added additional motion sensors and new smoke detectors.
 - Glass break sensors.
 - Flood sensors.
 - Multiple keypads (by the primary bedroom, main floor, and garage door).
 - System is not internet-based, using both landline and cellular communication.
 - Remote control access via phone.

Structural & Architectural Highlights

- All electrical wiring is in metal conduit for added protection.
- Fleetwood exterior doors and windows.
- Structural engineer reviewed home plans, confirming the exceptional steel structure design.
- Original plans available, including:
 - Lighting design
 - Landscape design
 - Structural plans
 - Electrical schematics
 - Fire sprinkler layout
 - Hand-drawn sketches by the original architect

Materials & Finishes

- All stone sourced from a Utah quarry, with interior stone being honed and polished for a smooth feel - a costly process.
- 5 tons of stone delivered for the home's original build.
- Original owner redid great room tile roof around 2016.
- Roof tile purchased in 2016 to allow for future full-roof replacement (included with the home).
- Roof underlayment inspected under GM Hunt's direction—felt is in excellent condition.



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Technology & Connectivity

- Cox high-speed internet included through HOA at no extra cost.
- DirectTV currently used.

Professional Home Maintenance Services

- Trusted team of service providers, including:
 - Gardeners
 - Pool maintenance
 - Window washers
 - Housekeeper
 - General Contractor
 - HVAC Service
 - Home Concierge service, which:
 - ~ Checks the home twice weekly (or as requested).
 - ~ Runs water through drains, flushes toilets, and changes air filters.
 - ~ Handles repairs, light bulb replacements, and security responses.
 - ~ Manages internet and Crestron system (whole-house sound, TV, Wi-Fi).

Breathtaking Views & Architectural Design

- Designed to capture panoramic views, including:
 - Pinnacle Peak
 - Troon Mountain
 - Distant city lights
 - Sunset views from the living room window and infinity-edge pool.
- Dramatic desert scenery, with mature Saguaro cacti surrounding the home.
- Floating roof design with clerestory windows, providing soft natural light throughout the day.
- Monsoon storm views in the summer, with swirling clouds and distant lightning displays.
- Large motorized shades for sun protection, raised at sunset for dramatic views.



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