

The Luckys  
NORTH SCOTTSDALE

QUAIL RIDGE AT  
TROON VILLAGE

LUXURY REAL ESTATE BY THE LUCKYS

Turn-key perfection



## A True Testament To Arizona Living

### QUAIL RIDGE IN TROON VILLAGE

Experience modern desert living in the gated enclave of Quail Ridge at Troon Village. Black steel French doors open to a dramatic foyer with decorative tile, soaring ceilings, wide-plank oak floors, and walls of glass framing sweeping McDowell Mountain and city light views. Recently reimaged from top to bottom, this single-level four bedroom, three bath residence spans 3,528 square feet of striking design with no interior steps.

The chef's kitchen is a true centerpiece, highlighted by floor-to-ceiling cabinetry, waterfall-edge countertops, double wall ovens, gas cooktop with pot filler, built-in coffee maker, ice maker, stainless refrigerator, and an oversized island with pendant lighting and bar seating. Designer light fixtures and new recessed lighting throughout create a warm ambiance, while upgraded doors, trim, baseboards, and stylish hardware elevate the finishes.

Outdoor living shines with paver hardscape in both front and backyard, artificial turf, mature desert landscaping, a spa, built-in BBQ, and a patio off the kitchen ideal for morning coffee or sunset views. Residents also enjoy access to a seasonally heated community pool and spa.

11099 E Desert Vista Drive, Scottsdale, AZ 85255  
4 Bed | 3 Bath | 3,528 SF | 2 Car | MLS 6913819

Contact us today for a private showing.



# The Luckys

NORTH SCOTTSDALE

LASTING RELATIONSHIPS.  
LUXURY LIFESTYLES.  
LOCAL EXPERTS.

With over \$1 billion in sales volume, when it comes to North Scottsdale lifestyle and area real estate, these words represent The Luckys' commitment to excellence.



Russ  
Lyon

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*The Luckys*  
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