

# Property Features

TROON MOUNTAIN ESTATES | 11459 E LA JUNTA ROAD | NORTH SCOTTSDALE

## Home Features

- 5 bedrooms plus an executive office and a bonus room
- Stunning panoramic mountain views including the McDowell Mountains, Troon, Tom's Thumb, Four Peaks, and beyond
- Minutes from Troon Country Club, Troon North's Monument and Pinnacle courses, and Scottsdale National Golf Club
- Recently renovated kitchen
- Tankless smart gas water heater
- Whole-house water softener and filtration system
- Control4 home automation with structured network cabling
- Recently painted exterior
- Concrete tile roof
- Three Trane HVAC systems - one new in 2025
- Laundry options on both main and second floors
- Oversized three-car garage with built-in storage cabinets
- Beamed ceilings in the Kitchen, Dining, Primary and Office

## Kitchen & Butler's Pantry

- Full overlay cabinetry with soft-close, dovetail drawers by Distinctive Custom Cabinetry
- Wolf 6-burner range with infrared griddle and dual convection ovens
- Sub-Zero smart refrigerator/freezer with water and ice dispenser
- Wolf microwave
- Wine refrigerator
- Dual dishwashers
- Oversized kitchen island
- Walk-in pantry with storage organizer system by Creative Transitions
- Ultima Reverse Osmosis (RO) water filtration system
- Kitchen instant hot water system



# Property Features

TROON MOUNTAIN ESTATES | 11459 E LA JUNTA ROAD | NORTH SCOTTSDALE

## Smart Home Technology

- Control4 home automation system (integrating alarm system, audio, shades, thermostats, main TVs, doorbell camera, key interior and exterior lights, smart lock, pool equipment, and more)
- Security alarm system with color displays, two-way voice capability, built-in cameras, battery backup, and LTE/Wi-Fi dual-path communication
- Cox high-speed fiber service
- Phyn smart water leak detection monitoring system
- Rachio smart irrigation controller
- JBL invisible speakers in dining room; ceiling speakers in select additional rooms

## Mechanical Systems

- Navien smart tankless gas water heater with hot water buffer tank and circulation pump
- Ultima Green Fusion whole-house water softener and filtration system
- Ultima Reverse Osmosis (RO) water filtration system
- Concrete tile roof (Title 24 "cool roof," CRRC energy efficiency rated) with hidden roof and attic venting system
- Seamless rain gutters (courtyard and upper south deck)

## Interior Upgrades & Finishes

- Dining room, stairway, and exterior light fixtures
- Office granite countertops and mantle
- Primary closet and pantry organizers designed by Creative Transitions
- Front entryway porcelain tile
- Second office/guest bedroom hardwood flooring
- Dunn-Edwards Evershield exterior paint



# Property Features

The Luckys  
NORTH SCOTTSDALE

TROON MOUNTAIN ESTATES | 11459 E LA JUNTA ROAD | NORTH SCOTTSDALE

## Doors, Windows & Shading

- Progressive Screens MagnaTrack motorized exterior sunshades and primary bedroom blackout shade (Wi-Fi connected)
- PRL sliding glass doors for both upstairs decks
- Floating porcelain tile system on both upstairs decks
- Custom metal view railing on upper south deck by Biltwell Iron Co

## Outdoor Living, Pool & Landscaping

- Pool and spa equipment (Pentair VSF pumps, heater, filter, actuators, LED lights, spa-side remote, Pool Attendant wireless automation controller)
- Porcelain tile throughout courtyard, patio, pool deck, pool waterline, and spa coping
- Backyard landscaping with plants, turf, drip irrigation, and LED lighting
- Courtyard porcelain tile and turf
- Custom metal backyard fence, gate, and pool equipment shade
- Coyote stainless steel BBQ grill with rotisserie, cabinet, and porcelain countertop
- MistAmerica Cyclone high-pressure misting system
- Rear patio lighting and speakers

## Garage & Exterior Additions

- Pedestrian garage service door
- Trash and recycle container enclosure
- LiftMaster smart belt-drive garage door openers with cameras, LED lighting, and battery backup

## Laundry

- LG smart front-load washer and dryer with TurboSteam



602.320.8415 | All.Lucky@RussLyon.com | LisaLucky.com