

Desert Highlands

10040 E. Happy Valley Road #2043
Scottsdale, Arizona 85255



Exclusive
Properties
OF ARIZONA



Great room floor plan, with stunning views !!!

- ◇ *2,989 sq. ft.
- ◇ One Level home...no steps
- ◇ Builder: Edmunds, modified Mesquite
- ◇ City lights, Pinnacle Peak, mountain, and sunset views.
- ◇ All stone flooring, with the exception of the bedrooms, and wood cabinetry and doors.
- ◇ Three Bedrooms
- ◇ Three Baths
- ◇ Two-car garage with plentiful storage
- ◇ Large patio with pool & spa
- ◇ Courtyard entry lined with pavers
- ◇ Two gas fireplaces
- ◇ Motorized sunscreens on major windows
- ◇ Expansive windows & doors
- ◇ Remodeled in 2007-2009
- ◇ Turnkey - Furnished w/ exclusions
- ◇ Exclusions list is available

Courtyard Entry: Antique iron gate opens to a lushly landscaped courtyard, lined with pavers. Solid Alder wood entry door .

Foyer: Stone entry, with decorative stone, inlayed flooring. Coat closet available to the east.

Living Room: Grand entry, with a spectacular spacious, open, bright, and flowing floor plan. High beamed ceilings. Expansive windows and doors line the far south wall overlooking the patio and the stunning city light and mountain views. Raised corner hearth with niche shelving, audio storage cabinetry, and newer flat screen. Perfect for entertaining.

Dining Room: The formal dining room is adjacent to the living room, adorned with an expansive glass arcadia door, allowing access to the south patio. Multiple expansive windows on the west wall, capturing more stunning views of Pinnacle Peak Mountain.

Gourmet Kitchen: JennAir gas cook top, JennAir double ovens, JennAir Ultimate Quiet Series dishwasher, wood panel faced Subzero refrigerator/freezer, GE Spacemaker microwave oven, double off white sink with In-sink-erator disposal, Grohe faucet, black granite counter-tops with granite black splash, sliding shelves,

reverse osmosis, center island, counter seating, flat screen TV, stone flooring, and window over the sink capturing views of Pinnacle Peak.

Master Bedroom: Stunning city light views through the expansive windows, from your bed! Decorator carpeting, shelving, automatic motorized sunscreens, auto pool & spa control panel, access to the patio, pool, and spa.

Master Bath: Spacious, with an expansive glass block privacy window above the jetted Jacuzzi tub. Spacious walk-in closet, with organizers, Kohler fixtures, separate shower with stone surround, double sink vanity, stone counter tops and custom cabinetry.

Guest Bedrooms 1 & 2: Spacious, each with bathroom access, one doubling as a powder room, with a shower, and one private with shower/tub combo. Both have designer carpeting in the bedroom, and stone flooring in the baths ...One with twin beds, the other a queen bed.

Laundry Room: Very spacious, with plentiful cabinetry and counter, soaking sink with window above, hang pole, and Maytag washer & dryer.

Entertaining Patio: Arizona style entertaining, with outstanding views of the city lights, mountains, and winter sunsets. Heated pool and spa, built-in Turbo BBQ island with Banco style seating, flipped Saltillo tiled deck, beehive gas fireplace, and lush landscaping.

Two-Car Garage: Storage room with bench and shelving. Plentiful other cabinetry, automatic door opener, and neutral, speckled, epoxy flooring.

MLS# 4523863 2011 HOA dues: \$1,025. @ mo.

Offered @ **\$1,200,000.

*Maricopa County tax record has sq. ft. and taxes wrong. The above is the correct size of the home per the assessor.

**An additional \$75,000.00 Membership Fee, is due from the Buyer, on or before close of escrow .



For more information or a private showing please call:

Bill or Marie Walker

Bill: 480-390-5369 or Marie: 480-390-1024



All information contained within is deemed reliable, but not guaranteed.

