

# Property Features

The Luckys  
NORTH SCOTTSDALE

FOUR PEAKS AT TROON VILLAGE | 26499 N 11TH PLACE | NORTH SCOTTSDALE

## GENERAL FEATURES

- Residence is located in North Scottsdale - minutes from the Four Seasons
- Fully remodeled home with open floor plan
- Single level with no interior steps
- Private setting backing to Natural Area Open Space (NAOS)
- Views of desert floor and large boulder outcroppings from the back
- Troon Mountain and Pinnacle Peak views from the front
- Heated pool with natural rock waterfall feature
- Large windows and natural light throughout



## 2010 REMODEL HIGHLIGHTS

- Owners moved out of home in 2010 and home was totally gutted
- Gary Carlson with Carlson Homes oversaw remodel
- Burdette Cabinet Company installed custom cabinets throughout
- All new flooring inside and outside
- Open floor plan - columns, pony walls, and walls removed
- Peninsula Bar created between dining room and kitchen
- Two (2) windows removed in living room & replaced with Fleetwood 10' sliding glass doors
- Center column at backyard covered patio removed
- Dining room window replaced with 8'x5' clear window
- Two (2) family room windows replaced with 8'x5' clear windows
- Fixed window above master tub replaced with an operable window
- Original coat closet removed and incorporated into new larger pantry
- Pantry ceilings heights raised 2' and outfitted by Classy Closets
- Original hallbath and hallway reconfigured creating a new large hall closet
- Master closet ceiling heights raised 2' and outfitted by Classy Closets
- Family room window removed - Burdette Custom Cabinetry floor to ceiling entertainment center added
- New direct vent gas Regency fireplace - produces consistent controllable heat
- End of hallway guest wing - three (3) drawer storage added with granite countertop
- Hallway arches squared to open up rooms
- Replaced all light fixtures
- Additional lighting added living, dining, family, kitchen, master, and closets
- Additional electrical outlets added throughout
- All switches and cover plates replaced with screwless plates
- Pool deck replaced with travertine deck



602.320.8415 | [Lucky@RussLyon.com](mailto:Lucky@RussLyon.com) | [LisaLucky.com](http://LisaLucky.com)

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## INTERIOR FINISHES

- Main living areas repainted 2019 - Dunn Edwards - Swan White
- New wrought iron entry door 2010 - glass panel opens to allow fresh air inside
- All interior 8' doors replaced 2010 with 2 panel solid core doors and new hardware
- 18"x18" honed travertine tile floors throughout main living areas
- Travertine floors cleaned, honed, and sealed by Natural Stone Care 2018
- Brushed nickel hardware (handles and hinges) throughout
- 5 1/4" baseboards throughout



## EXTERIOR FINISHES AND MECHANICALS

- New gas hot water heater installed 2024
- Exterior painted 2017 - Dunn Edwards - Body: Baked Potato, Trim: Stonish Beige
- Original front walkway removed, new slab poured and travertine walkway installed 2010
- New roof underlayment 2010 - Lifetime Roof Systems, Inc.
- Scope of roof work: 160 mils modified bitumen over single ply 40#
- Blown-in insulation added 2010
- Lennox 16 SEER HVAC installed May 2019
- Amana 15.5 SEER HVAC installed June 2012
- Duct Sealing performed by Alaskan Air 2019
- Landscape irrigation completely replaced in 2010 and all new LED lighting installed
- Three zone irrigation system: main yard, potted plants and trees on their own zones
- Wire mesh critter fence (1/2" square) added to backyard viewing fence 2012



## OUTDOOR ENTERTAINING

- Tranquil private setting backing to boulder outcroppings and lush landscaping
- Game changer - Center patio column removed to improve views and usable patio space
- Heated pebble tec pool with rock waterfall feature - Raypak pool heater 2015
- Tumbled travertine flooring at back patio and pool area
- New wider stainless steel drain replaced decko drain after 2010 remodel
- Raised seating area for additional outdoor entertainment
- Outdoor ceiling speakers
- Dimmable patio lighting



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## LIVING/DINING ROOMS

- Two (2) windows in living room removed and replaced with Fleetwood 10' sliding glass doors
- Sliding glass doors allow for seamless entertainment from inside to outside
- Several walls removed to open up the floor plan
- Ceiling and art lights added for entertaining/mood lighting



## BAR

- Newly created bar by Burdette Cabinets is the focal point for entertaining in this home
- Lighted cabinet with 3 frosted glass shelves and LED lighting to store wine and cocktail glasses
- GE Monogram wine cooler/beverage center with privacy glass and lighting
- Oversized heavy duty drawer for liquor and beverage storage
- Additional drawers for bar accessories, dishes, and linens



## KITCHEN

- Large kitchen with Burdette Custom Cabinets opens to bar, family room, and dining room
- Layout reconfigured and larger 7'x4.5' island installed
- Viking 36" Dual Fuel, 6 burner cooktop and oven - custom spice pull out tracks on either side
- 6"x6" travertine backsplash with Medici pewter 2"x2" fiore insert behind cooktop
- 42" Sub-zero side by side Refrigerator/Freezer with cabinet front
- Miele Dishwasher with cabinet front
- Combination Sharp convection oven/microwave at island
- Blanco diamond undermount double sink - metallic gray
- R/O insta-hot and cold faucets at kitchen sink
- Granite countertops with 3"x6" travertine stone backsplash + wrapping window sill
- Perimeter and island cabinets have pull out drawers
- Additional recessed lighting added plus three (3) lights above window sill and LED lights at desk
- New cabinet hardware (knobs and pulls) added 2018



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## PANTRY

- Walk-in pantry enlarged after 2010 remodel and ceiling raised 2'
- Original coat closet removed and incorporated into new larger pantry
- Classy Closets finished pantry with: floor to ceiling shelving, 3 file drawers, tray dividers, 4-drawers with granite counter top, above cabinets with glass front doors

## FAMILY ROOM

- Six (6) Custom Window Valances
- 12' ceilings with windows on 3 sides for lots of natural light
- Two (2) windows replaced with 8'x5' clear windows to improve views to the outside
- Family room window removed - Burdette Custom Cabinetry floor to ceiling entertainment center added
- Custom Built-in houses: Sharp Aquos 65" TV, shelving with door fronts, and pull outs for TV electronics
- Old fireplace removed and replaced with new direct vent gas Regency fireplace - produces consistent controllable heat
- Additional recessed lighting installed including art light
- Five (5) Speaker surround sound

## DEN/OFFICE

- Office built-ins by Stone Creek Furniture 2005
- Hardwood floors in den - 5" wide hand scraped, stained, and distressed 2010
- Custom stationary drapery panels

## POWDER/HALL BATH

- Burdette Custom Cabinets with soft close drawers
- Shower/tub removed and replaced with walk-in shower
- Custom floor to ceiling shower tile design with decorative center inlay
- Starphire ultra - clear shower glass
- Stone countertop & onyx bowl sink - lighted with Starstrand LED lights
- Toilet replace with Toto comfort height toilet



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## MASTER BEDROOM

- 12' flat ceilings
- Custom stationary drapery panels, roman shades, and Hunter Douglas silhouette blinds
- Wall mounted Sony 65" 4k Ultra HD Smart LED TV - installed 2018 can be included with sale
- New carpet 2018 and new paint 2010 - Dunn Edwards - Quicksand
- Exterior door to rear patio
- Master closet ceiling raised 2' and closet outfitted by Classy Closets
- Classy Closets finished closet with: 9 drawers (1 jewelry drawer), double hang, long hang, shelves, hooks, clothes valet, large glass front enclosure for shoes or other personal items
- Electrical outlet added to closet



## MASTER BATH

- Burdette Custom Cabinets with soft close drawers
- Bathroom reconfigured with large shower
- Dual vanities with "Southern Comfort" marble countertops and sit down make-up vanity
- Replaced master tub with Jetta Whirlpool Key Largo champagne bubbles and jets
- Toilet replaced with Toto comfort height toilet
- Burdette Custom Cabinets added above Toto toilet
- Custom sized mirrors by Burdette Custom Cabinets
- Starphire ultra-clear shower glass
- Electrical added at medicine cabinet and behind vanity for blow dryer
- Kohler sinks, faucets, and accessories (robe hooks, towel bars, TP holder) - Brushed nickel



## GUEST BEDROOM #2 - MIDDLE BEDROOM

- 12' flat ceilings
- Hunter Douglas silhouette blinds
- New carpet and paint 2010 - Dunn Edwards - Quicksand
- Closet doors replaced with brushed nickel in 2010



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## GUEST BEDROOM #3 - END OF HALL

- En suite with private bathroom
- 12' flat ceilings
- Hunter Douglas duette blinds
- New carpet and paint 2010 - Dunn Edwards - Fine Sand
- Tumbled travertine floors with Baja cream/champagne gold pinwheel border
- Closet doors replaced with brushed nickel in 2010



## GUEST BATHROOM #3

- Burdette Custom Cabinets with soft close drawers
- Shower tub removed and replaced with walk-in shower
- Fixed window replaced with an operable window
- Custom floor to ceiling shower tile design with decorative center inlay
- Starphire ultra - clear shower glass
- "Southern Comfort" Marble countertops
- Kohler sink, faucet, and accessories (robe hook, towel bar, TP holder) - Brushed nickel
- Toilet replace with Toto comfort height toilet
- Custom sized mirror made for above sink



## TECHNOLOGY

- Control 4 audio visual system stays with the home
- Structured wiring added (cabinet in hallway storage room) and additional lines installed
- Pull outs next to fireplace for TV electronics
- Security system installed in 2010

## LAUNDRY

- Burdette Custom Cabinets added above washer and dryer
- LG TrueSteam Washer and Dryer included



## GARAGE

- Three (3) car garage - 2 bay and single bay
- Floors epoxy sealed with Granitex in 2010
- Replaced garage door opener for 2 car garage with Lift Master 2018; new spring 2020
- Garage door opener added to 3rd bay
- Two new LED light fixtures installed 2017
- Repainted ceiling and walls 2018

