

Property Features

TROON HIGHLANDS | 11955 E LA POSADA CIRCLE | NORTH SCOTTSDALE

Structure

Custom-designed and custom-built home by Signature Custom Homes, LLC, a well-known Las Vegas home builder

5,177 sq ft = livable area (includes ~500+ guest casita with separate entrance)

~ 850 Sq ft 3 car garage

Covered back patio and covered entry

Exterior Features

Desert contemporary styling with cinnamon ledge stone to reflect a desert palate
Stucco exterior with stacked stone veneer (repainted February 2017)

Distinctive four color complementary design

Flat roof with built up asphalt, hipped and domed metal roofing with foam (resurfaced August 2015)

Patina copper roof dome over kitchen (round) and additional copper accents (square)

Yard lighting - flood lights on trees and path lights front (patina copper) and rear (brown metal)

Professional Greenpeace landscape with automatic drip watering system

Major System Features

Two 75 gallon gas fired hot water heaters (both replaced August 2012)

Five forced air heating and air conditioner units with dedicated thermostats

Water softener Treatment System for interior (replaced May 2017)

Central monitored security system with 4 touchpad controls

Speakers – inside and outside throughout with sound control in each room/area

Interior doors solid custom wood throughout (8 feet in height)

Exterior doors glass and metal – front entry is curved glass (Western Window & Door)

Ceiling fans (three with lights) custom selected for most interior rooms (Hacienda Lighting) with three exterior fans

Wireless network and CAT 5 wiring

Low E windows throughout (many butted glass)

Prewired for cable and satellite (dish on roof)



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Living Room, Dining Room, and Hallway

- Custom entry curved glass door
- Custom travertine in main hall and dining room
- Sunken living room off dining room with carpeting
- Decorative round solid marble pedestal between living room and dining room
- Silk drapery swaged over curved iron rods with cross over double panels to floor
- Circular dining room with tray ceiling
- Mountain views through circular glass butted windows



Media Room

- Three level tiered room with carpeting
- Wet bar with under the counter refrigerator and granite countertop
- Custom built-in media center with Dolby surround sound, three screens (one large 73" projection TV and two Sony 20" direct view TVs)
- Custom cabinetry (cherry wood)
- Trompe L'oeil faux painting throughout (walls and ceiling)
- Unique silk drapery treatment for full black out
- Four brass and frosted glass wall sconces



Powder Room

- Three drawer black and red Chippendale bombe chest transformed into sink
- Faux painted with dramatic red, black and gold design
- Hand carved mirror in crackle finish and iron sconces



Master Suite & Bath

- Double solid door entry from private rotunda with chandelier; rotunda is faux painted and decorated, painted with gold relief
- Japanese Kanji/Calligraphy Pattern drapery treatment in bedroom and bath
- Two-sided gas fireplace with marble fascia, "fire and ice" stones, cut through from bedroom into bath
- Carpeting in bedroom (carpet and padding replaced Dec 2013)
- Bedroom repainted 2010
- Built in cabinetry in master bath (champagne)
- Dual sinks including separate makeup area
- Marble at master bath countertops, flooring, spa tub and shower surround



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Bidet

Oversized step-down curved butted glass shower with multiple shower heads (two primary heads replaced Sept 2013)

Master closet built-ins (Classy Closets)

Faux painted raised relief lion over the spa tub and chandelier

Computerized pool control for all water features and spa



Wine Bar

Sunken bar and wine cave

Wine bar and under counter wine refrigerator both with granite countertops

Built in cabinets (cherry wood) including curved leaded glass doors

Travertine flooring

Wall sconces

Step down into the brick walled wine cave through the custom 10' iron gates



2nd and 3rd Bedroom

Walk-in closets, Each with private bath/shower

Stone finish, Ceiling fans, Carpeted



Office/Den

Double solid door entry

Rounded windows (butted glass) with mountain views

Carpeting (replaced Dec 2013)

Unique torn paper wall treatment

Tiger pattern drapery with pinched swags on iron rods



Greatroom

Hand carved burl wood lion mantle over marble fascia gas fireplace composed of "Fire and Ice" stones

Two walls of floor to ceiling glass panel doors that disappear to create an indoor/outdoor entertaining environment

Custom built-in media and display cabinets (cherry wood)

Surround sound media center

Travertine flooring

Stone façade column

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Kitchen

Dramatic round kitchen with 20' ceilings, curved walls and stone façade column
Travertine flooring
Custom designed backsplash (one of a kind) composed of bronzed mirrored glass applied in a mosaic pattern
Pasta faucet at stove
Built in custom 10' cabinets (cherry wood) including curved leaded glass doors
Under and over cabinet lighting
Granite countertops (with rounded edges) and island with breakfast seating
Center island with triple sink including disposal
Reverse osmosis water system
Stainless steel appliances (2 Sub-Zero refrigerators (rebuilt Sept 2013), 2 Fisher & Paykel dishwashers, 2 Dacor convection ovens, 5 burner gas Dacor stove with fan/vent hood, 1 built-in Dacor microwave, 1 warming drawer)
Walk-in pantry
Alabaster chandelier
Breakfast nook with sliding glass doors to covered patio



Laundry

Oversized laundry room with sink
Built-in cabinets with loads of storage
LG front loading washer/dryer (purchased November 2015)



Casita

Dual glass door private entry
10' Rounded glass (buted) tinted windows looking out to the McDowell Mountains
Travertine flooring
Wet bar/sink with under the counter refrigerator and built in rounded cabinets
Stone bathroom tile with rounded built-in cabinetry
Faux painted drapery treatment
Trompe L'oeil window in bath
Custom made bamboo headboard (built-in) and drapery
Bamboo ceiling fan



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Backyard and Pool

All pool equipment was updated January 2016, including addition of UV water sanitizer, ozinator, new pumps, colored LED lights and multipoint access (providing mobile, handheld and wall access)

Rear covered terraces with fans

Four hole putting green and separate tee box (resurfaced May 2014)

Island with built-in BBQ

Gas fire pit with "fire and ice" stones (modernized Jan 2016 - gas piping enlarged and replaced as well as converted to stone)

In-ground Pebble Tec and colored tile heated pool with beach area and built-in (heated) spa with seating (Caretaker in pool cleaning system)

Water features include rock waterfall, spouting lion heads and two large flowing pots

Stone façade surrounds one side of the pool while a stone column rises from the beach area

Powder coated cement walkways

Wrought iron rear view fencing overlooking the natural desert and McDowell Mountain Preserve

Strategically placed speakers to maximize sound coverage

Drip irrigation system with timers covers the lush landscaping

Low voltage decorative brown metal lighting

Custom designed copper wall sconces

Garage access

Garage

Three car oversized garage with electric openers

Air conditioned

Built-in cabinets for storage

Paver driveway

Custom designed iron gate with dragon design leads from driveway to backyard and casita

Unique custom tile flooring installed April 2014

Glass door out to backyard



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Front Yard

Paver patio on two levels

Paver and powder coat cement stairs

Two distinct seating areas with views of city lights and mountains

Dramatic cascading two level fountain with stone and boulder accents

Covered entry with curved door

Lush landscaping with automatic timed drip irrigation

Low voltage oil rubbed bronze decorative lights (replaced March 2017)

Large pots with cactus gardens sit atop stone columns

