

# Property Features

PINNACLE PEAK RANCHOS | 31225 N BLACK CROSS ROAD | NORTH SCOTTSDALE

## 2017 Custom Built Santa Fe Style Home

- This home is on 4.5 acres of horse property with paved road frontage and stunning 360 degree views of the Pinnacle Peak Mountains, Lone Mountain which is a nature hiking Mountain, Boulders and others.
- Thermador and Wolf appliances main house kitchen.
- Shaw's original farm sink main house kitchen.
- Rinnai tank less water heater with recirculation pump.
- Halo 5 stage whole house water filtration system.
- RO/reverse osmosis water system main house kitchen.
- Home has a mixed/combination of natural and soft white led lighting. Note: almost all lights in this home have been upgraded to LED.
- Almost all light fixtures and ceiling fans have been upgraded to energy star and come with optional wall mount or remote control operators.
- Security camera system that can be operated from your cell phone.
- Whole home prewired for security.
- Prewired for Cat5 and internet.
- Fireplace finished in Venetian plaster.
- Three Lennox air conditioning and heat exchange units with Nest programmable thermostats which allow you to adjust temperature settings from your cell phone. Each unit has its own ground level air handler room.
- Energy efficient foam Insulation in all exterior walls and ceilings, including garage. This home uses a lot less energy to achieve and maintain a comfortable temperature.
- Energy efficient windows made by Cascade Window Company.
- Exterior of home finished with high grade synthetic stucco to reduce future maintenance cost.
- Custom designed steel/glass entry door.
- Native stone vessel sinks master bath.
- Jacuzzi soaking tub with Roman faucet accessories master bath.
- All shower doors throughout home have been upgraded to 3/8" and 1/2 " glass.
- 12' - 10' ceiling's throughout home.
- 8' knotty alder interior doors stained, glazed and lacquered.
- 8' x 12' sliding glass door off great room.
- 8' knotty alder slide rail door master bath.



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- Upgraded level 4-5 drywall finish.
- Extensive use of natural stone which includes travertine, marble and granite throughout this home.
- Upgraded cabinets with soft close hardware.
- Upgraded plumbing fixtures, sinks, toilets, tubs, and faucets throughout home.
- Upgraded Shaw's 58 once carpeting.
- Built in sound system.
- Fire sprinkler system.
- With the exception of one child safe bedroom, this home was designed with double French doors in all bedrooms, including guesthouse that open into the courtyard area with fountain, and pool area.
- Home has built-in mud room off laundry room and garage.
- Patios, sidewalks and driveway apron finished with Café style concrete pavers.
- All natural stone on interior and exterior of this home including concrete pavers were sealed using Miracle 511-Q Impregnator sealer.
- Heated pool, spa/Jacuzzi with 1600 square feet Autumn leaf French pavers. This pool has easy touch controller which allows you to operate the equipment from your cell phone.
- Outdoor pool bathroom.
- Gas fire pit.
- Built-in Island gas BBQ grill.
- 5' sheer descent water feature with planter box.
- Privacy fencing, front courtyard including backyard with block, finished with high-grade synthetic stucco to match finish on home. (Upgraded privacy gates and hardware)
- Beautiful entry courtyard nicely landscaped with fountain.
- This home was landscape using upgraded heavy wall irrigation pipe to reduce future maintenance cost.
- This home has upgraded exterior landscape lighting with fixtures, light controller can be operated using your cell phone.
- Home has landscape curbing.
- Home has built-in work station in bedroom three.
- This home has three walk in closets.



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- Some of this home has double wall construction, which increases the stability of the home.
- Home has OSB/plywood sub sheeting on all exterior walls except radius walls which adds greater stability to the home.

Must See Home - Offers Great Views & Quality Construction

