

Property Features

TROON RIDGE ESTATES II | 11434 E JUAN TABO ROAD | NORTH SCOTTSDALE

Location: Troon Ridge Estates II at Troon Village

Size: 3,246 sq. ft., 3 bedrooms + office, 3.5 bathrooms

Design & Renovation:

- Completely renovated by Veralin Bergen & Becky Whitmore (Designers)
- Owner Builder: Bryan Siewan
- Construction Manager: Angel Vazquez, Dream Home Design

Views: Mountain views from every window (Troon Mountain, McDowell Mountains, Tom's Thumb).

Proximity:

- 20 min to Scottsdale Airport
- 40 min to Sky Harbor International Airport
- 7 min to grocery, gas, restaurants, and pharmacies

Interior Features

Finishes:

- 1960 Murano Italian chandelier (office, paperwork offered)
- Late 1800s French marble fireplace mantle (paperwork offered)
- French Rococo-era 1870 fire screen (paperwork offered)
- Wide plank, French-milled wood flooring
- Beamed ceilings with custom stain
- Marble countertops from India in kitchen, bathrooms, & master closet
- Inlaid Carrara marble patterns in master bath and ensuite guest baths
- Powder bath: hand-painted tile flooring, floating lit vanity, Brazilian marble, 3 teardrop light installation, Italian wallpaper



Property Features

TROON RIDGE ESTATES II | 11434 E JUAN TABO ROAD | NORTH SCOTTSDALE

Kitchen:

- Blue Star Appliances custom stove and hood
- Sub-Zero freezer and refrigerator (separated)
- Floating display shelves, tile backsplash, center island
- Built-in microwave and dishwasher
- Pendant island lighting
- Custom soft-close cabinetry with wood block lift for mixer
- Pantry made by Dream Home Design
- Built-in wine refrigerator

Lighting:

- 3 chandeliers (office, dining, master closet)
- Pendant lighting above the kitchen island

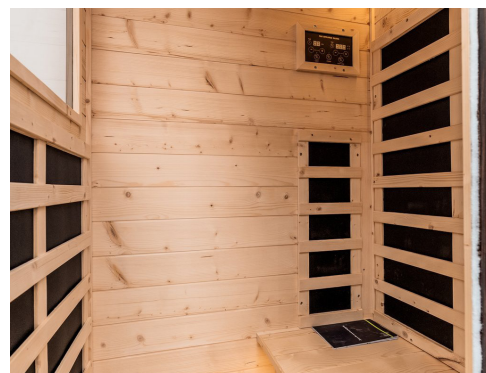
Entertainment & Technology

- Sonos sound system (indoor & outdoor)
- Samsung 4K Art Frame TV (main living area)
- 3 Samsung 4K TVs (in each ensuite)
- Automated Hunter Douglas window treatments
- Alarm system (interior & exterior)

Backyard & Exterior

Backyard:

- Mountain views
- 8-person waterfall spa
- Exterior fireplace with reclaimed farmhouse beam mantle
- Built-in barbecue with stone countertops
- Large covered patio with travertine hardscape
- Professionally landscaped grounds (2 lemon trees, 1 dwarf peach tree, 2 fig trees)
- Uplighting for stone accents
- Backyard fountain (from early 1800s Spain, paperwork offered)
- Life Source water system (with extra sleeve)



French "Pilgrimage" painting by GOXWA

Property Features

TROON RIDGE ESTATES II | 11434 E JUAN TABO ROAD | NORTH SCOTTSDALE

Doors:

- Custom metal Dutch door
- Collapsing 3-door system from living room to patio

Additional Features

New Installations:

- Newly installed HVAC systems
- All new plumbing
- All new insulation
- Roof resurfaced and resealed
- All beams out front replaced or repaired
- New smooth stucco paint on the exterior
- New garage flooring and lighting
- All new interior painting
- Dry sauna
- Tesla car charger
- Classy Closets storage solutions
- Garage doors with custom hardware and openers

Sculptural & Art Details:

- Sculptural lion knocker by renowned California artist (paperwork offered)
- Art sculptures throughout exterior included with sale (paperwork offered)
- French painting "Pilgrimage" by GOXWA (available by separate bill of sale)

This residence combines old-world charm with modern French contemporary styling, creating a timeless, luxurious masterpiece.

