

# PROPERTY FEATURES

“VILLA DEL AMORE\*  
ESTATES AT MIRAMONTE  
12255 E Paraiso Drive | Lot 3 | Scottsdale, AZ 85255



## DESIGN / BUILD

**Architect:** PHX Architecture, Erik Peterson – Awarded Master of the Southwest

**Builder:** Schultz Development Custom Homes, John Shultz

**Landscape Architect:** Greey | Pickett, Russ Greey

**Landscape:** Benhardt Landscaping

**Audio Visual / Theatre / Home Automation:** Creative Sound and Integration

**Pool:** Phoenician Pools

**Interior Design + Furniture:** SB Design, Beth McGehee

## BY THE NUMBERS

5,875 Square Feet – Indoor

11,000+ Square Feet – Under Roof

2.58 Acre Lot

2016 – Year Completed

16 Rooms

4 Bedrooms | 4 Full Bathrooms | 1 Half Bath | Great Room | Formal Dining Room | Kitchen with Breakfast Nook | Office | Theatre | 2 Laundry Rooms

## PROPERTY / SURROUNDINGS

- Panoramic mountain and city views
- Elevated lot - 10 degrees cooler than city
- Mountain to the left of patio is preserve and will never be built on
- North / South exposure

# ROOM FEATURES

## GREAT ROOM-----

- Limestone surround gas fireplace with stone trim to high vaulted cathedral ceiling
- Large TV above fireplace and bar
- Seating area for 2 with cocktail table by glass windows
- Wood beams on ceiling
- Clerestory windows near ceiling
- Extensive mountain, city views

## INDOOR WET BAR IN GREAT ROOM-----

- Seats 4
- Granite top
- Wood with black leather inserts
- Prep sink
- Wine refrigerator
- Dishwasher drawer
- Large tv
- Glassware display cabinet.
- Cabinets and drawers above and below

## FORMAL DINING ROOM-----

- Custom chandelier
- Wainscoting
- Seating for 10
- Large window overlooks mountain views
- Window with automatic blinds

## KITCHEN-----

- 2 large islands: One island has seating for 4 and cabinet space, second island has prep sink and cabinet space
- Wood beam sealing with herringbone brick inlay
- Granite countertops
- Utility closet in kitchen
- Large pantry with custom glass insert door and counter with electric outlets.
- Side by side Subzero refrigerator
- Gas Wolf stove with stone surround
- Limestone hood over gas stove
- Wolf double oven
- Dishwasher
- Microwave

## BREAKFAST NOOK-----

- Seating for 6
- 3 way glass window surround overlooking mountain, pool, and city views
- Wainscoting on walls below windows
- Powder room with wallpaper

## OFFICE-----

- Built in desks for 2
- Built in cabinets
- Area for couch

## THEATRE-----

- Seating for 6 adults with reclining chairs and footrests
- Wallpaper, wainscoting
- High tech surround sound rear high definition projection
- Carpeted

#### LAUNDRY ROOMS-----

- Private laundry in master bath/closet with fold out ironing board
- Second laundry in guest wing hall
- Ample cabinetry for storage space in both laundries
- Gas Hookup

### FOUR BEDROOMS WITH FULL BATHS AND LARGE WALK-IN CUSTOM CLOSETS

#### MASTER BEDROOM (BEDROOM 1)-----

- Limestone surround gas fireplace
- Large TV above fireplace
- Stone above fireplace to ceiling
- Large glass ceiling to floor windows overlooking mountain preserve and city lights
- Electric blinds
- Extra-large his & her closets with hampers & jewelry drawers
- Attached laundry room to her closet
- Wood floors

#### LARGE GUEST BEDROOM SUITE (BEDROOM 2)-----

- Bath with 2 sinks
- Large walk-in closet
- Sliding custom Barn doors for large window overlooking mountain and city views
- Wood floors
- Ceiling fan
- Desk and seating area

#### BEDROOM 3-----

- Large walk-in closet
- Sliding custom barn doors for large window overlooking mountain and city views
- Wood floors
- Ceiling fan
- Desk
- Jewelry drawers in closet

#### BEDROOM 4-----

- Set up as gym with mirrored walls
- Large walk in closet
- Wood floors
- Ceiling fan

### 4.5 BATHS

#### **MASTER BATH**-----

- Vanity
- Double sinks
- Large shower for 2 with 2 shower heads
- Separate toilet room
- Automatic flushing heated toilet and bidet
- Built-in tub with large glass window viewing the mountain preserve
- Wood floors
- Quartz vanity tops and tub surround
- Pull out shower head for cleaning

#### **GUEST SUITE BATH**-----

- Two sinks with large vanity
- Separate toilet room
- Travertine floors
- Tile shower

#### **BEDROOM 3 AND 4 BATHROOMS**-----

- Large vanity and storage space
- Travertine floors
- Tile shower with bench

#### **POWDER ROOM (HALF BATH)**-----

- Off great room
- Separate toilet room
- Unique stone sink
- Wallpaper

### **ADDITIONAL HOME FEATURES**

#### **SAVANT HOME AUTOMATION SYSTEM**

- Controls stereo, tvs, pool, pool heating, home security, spa, spa heating, pool lights, monitors open windows and open doors with app
- Installed by Creative Sound

#### **SOUND SYSTEM**

- Speakers in master bedroom, master bath, study, great room, kitchen, and back patio. Surround sound in great room and theatre

#### **BUILT-IN BUFFET**

- In guest wing hall

#### **GAS FIREPLACES**

- Two indoor fireplaces (great room and master bedroom)
- Outdoor firepit on patio

#### **BUILT-IN BUFFET**

in guest wing hall

#### **WINDOWS AND BLINDS**

- Double paned Anderson windows with wood frames
- Motorized blinds for large windows in living room, theatre, breakfast nook, and master

#### **STONE SURROUNDS**

- Entry door has cantera or limestone surround

- Limestone surrounds on bedroom fireplace, living room fireplace, and stove top
- Stone used on exterior and interior, around fireplaces, and outside of breakfast nook

#### AC UNITS

- Separate AC for guest wing, AV equipment, and master (2 outside bike room and 1 by pool equipment plus free standing in AV room)

#### FLOORS

- Travertine in all rooms but bedrooms are off white travertine tile with accents of wood inlays.
- Wood bedrooms, office, and master bath. Wood inlay in travertine in entrance, kitchen and halls
- Wall to wall carpet Theatre

#### MISC.

- Spray foam insulation
- Ducts professionally air sealed
- Skylight in guest hallway
- Water Mice automatically shuts off water if leaks
- No interior steps

## EXTERIOR FEATURES

#### LARGE MOTOR COURT-----

- Finished concrete pavers
- Additional visitor parking
- Circular driveway in the front of the house with large ironwood tree

#### GARAGE-----

- Oversized 5 car garage with 2 storage rooms, a utility room, and built-in cabinets
- Storage room for garbage cans
- Large storage room for bicycles, luggage, scuba and ski equipment with sink and built in cabinetry. Door to the outside.
- Utility room for water heater, water softener and air handler with a storage area for yard equipment
- Wall of build-in cabinets

#### TOWER STORAGE ROOM-----

- With door build into portico entry for garage for holiday decorations

#### LARGE COVERED PATIO SPACE -----

- Stained wood beam ceiling
- Outside fireplace and tv and plus electric heating wall unit
- Heated negative edit lighted pool with Pebble Tec and in-floor cleaner

- Separate spa with Pebble Tec
- Covered patio with stained wood ceiling off master bedroom
- Built-in BBQ with granite counter
- Outdoor portable bar (furniture)
- Outdoor storage room with sink

#### LANDSCAPING-----

- Front and back is desert zero landscaping with large cactus specimens and trees
- Desert front and back
- Natural desert front land above wall and to left and right of landscaped desert area

- Natural desert back- own land over fence
- Auto timer water front and back
- Irrigation front and back

#### OUTDOOR FLOOR SURFACES-----

- Travertine on patios, entrance, and around pool. Travertine is cemented in not sand laid

- Pavers on driveway and auto court

#### MISC.-----

- Fire sprinklers
- Security system - leased