

# Outstanding Bellasera Home – Scottsdale

30858 N. 78<sup>th</sup> Place, Scottsdale, Arizona 85262

## FOYER

Charming courtyard with flagstone walk-way leads to entry

Seating area at courtyard to enjoy the views  
Breathtaking desert & Mountain views front and back

8' Double doors w/ glass & wood  
Side light panels & clerestory windows  
16 x 16 Coahuila stone floors with black diamond granite inlays  
Walls and ceilings accented with 8" crown molding  
Light fixture plus recessed art lighting  
Powder room with pedestal sink off foyer

## FORMAL LIVING/DINING ROOMS

12' High flat ceilings  
Walls of windows with desert and Mountain views  
Extensive use of recessed lights and art lighting set the tone  
Custom drapery window treatments  
Hunter Douglas Silhouette blinds  
Walls and ceilings accented with 8" crown molding  
Handsome dining room fixture & matching wall sconces  
Sliding glass door leads to pool area

## DEN/STUDY/OFFICE

Double doors w/ glass to enjoy the views to the rear yard  
Custom cornice window treatments  
Hunter Douglas Silhouette blinds  
Side window looks onto front courtyard  
Walls and ceilings accented with crown molding



## FAMILY ROOM

Expansive views across the lush desert wash  
Open to large kitchen and breakfast room  
Gas fireplace with beautiful ceiling to floor stacked stone  
Built-in entertainment center for TV, speakers, and electronics  
Recessed outlets to light artwork with separate switch  
Hunter Douglas Silhouette blinds (hard wired remote controls)  
Sliding glass door leads to pool area

**Get "Lucky"  
In Real Estate**

8852 E. Pinnacle Peak Rd, J-2  
Scottsdale, Az 85255



**480 473-5486 Office  
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***Lisa & Matt Lucky***



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## KITCHEN/BREAKFAST ROOM

Enjoy great views while you entertain!!  
Granite countertops with full backsplash  
Built-in refrigerator/freezer  
5 burner gas cook-top  
Double ovens & built-in microwave  
Large center island with breakfast bar  
16 x 16 Coahuila stone floors with black diamond granite inlays  
Built-in writing desk with custom CD holders  
Bay windows w/ custom cornice window treatment  
Hunter Douglas Silhouette blinds  
Built-in bay window seat with view to flowing fountain & stunning sunsets  
Maple cabinets with light rails and crown molding  
Under cabinet Halogen lighting - remote switched  
Pull-out drawers for cabinets  
Incredible "California Closet" designed pantry with every built-in you could ever imagine



Large jetted soaking tub with Pueblo Stone surround

Pueblo stone counters with backsplash  
Separate raised vanities plus knee niche  
Large walk-in closet with silhouette blinds  
Closet has custom built-ins for clothes, jewelry...

## MASTER BEDROOM SUITE

Views to stunning pool area w/ vine covered Ramada & Kiva  
Spacious room with high flat ceilings  
Large sitting area to enjoy the sunsets  
Gas fireplace with black granite hearth and mantle  
Built-in entertainment niche for artwork, TV, & electronics  
Dramatic ceiling fan  
Custom window treatments (ceiling to floor)  
Picture framing art light at ceiling  
Hunter Douglas Silhouette blinds (hard wired remote controls)  
Sliding glass door leads to pool area



## MASTER BATH RETREAT

Oversized walk-in snail shower  
Shower has floor to ceiling glass block  
Skylight above shower w/ remote control shade  
12 x 12 Pueblo stone floors  
Triple glass block windows with custom window treatment

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## LANDSCAPE ENTRY & REAR COURTYARDS

Professional landscape designed by award winning landscape architect  
Palo Verde, Palo Brea, Mesquite, Acacia and Desert Fern trees  
Flowering plants for all seasons  
Extensive path & tree lighting to enjoy the outdoors day & night  
Flagstone flows throughout the outdoor courtyard and seating areas  
2 Tiered rock waterfalls cascade into heated pool  
Reverse negative edge Pebble-Sheen pool  
Granite boulders and stacked stone surround the pool  
In-pool cleaning system  
Gorgeous Ramada covered with flowering Pink Trumpet vines  
Separate seating at Kiva fireplace with custom iron-work  
Lushly landscape all around with 3 turf areas  
Built-in BBQ/Serving bar with separate side burners  
All exterior walls have stucco finish  
6' high, 3 tier cantera stone fountain  
"Jandy Aqua Link" programmable controller for all pool functions, fountain and multi-zone landscape lighting  
"Irritrol" programmable controller for multi-zone irrigation

## GUEST SUITE - LIVING ROOM

Views to front courtyard & Hillside Conservation Area  
Versatile room – You decide how to use: media, 2nd office, or guest living room  
Walls and ceiling accented with crown molding  
"Casablanca" ceiling fan  
Recessed outlets to light artwork separately switched  
Custom window cornice treatment  
Hunter Douglas Silhouette blinds (hard wired remote controls)

## GUEST SUITE – 2 BEDROOMS

Spacious rooms with 10' high flat ceilings  
Shared bath with raised vanity  
6 x 6 stone tile counters with black splash  
6 x 6 stone tile shower with custom glass door  
Kohler fixtures and European shower head  
Bath with built-in linen cabinet  
Each room with large walk-in closets  
"California Closets" with custom built-ins for clothes, shoes, & jewelry  
Custom window cornices & drapes  
Silhouette blinds (remote controlled)  
Crown molding throughout each room  
Both rooms situated off guest suite living room



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## OTHER FEATURES

V-KOOL 70 – on all windows (UV/Infrared heat protection from sun)  
Coahuila natural stone floors with black diamond inlays  
Security system (3 key pads), gutters, & skylights  
3 panel solid core doors throughout home  
5 1/4" colonial baseboard with 3 1/4" colonial casing  
Built-in ceiling speakers throughout home, plus surround sound  
Remote controlled blinds throughout home  
Extensive electronic lighting controls inside & outside  
Handsome stacked stone & stucco exterior  
Soft Water System  
RO Drinking water filtering system  
Cable TV, satellite, & high speed internet - Available  
Upgraded Insulation - exterior walls R-22, ceiling R-38  
Home office telecom outlet (phone FAX & Modem)  
Category 5 telephone wiring - RG6 Quad Shielded cable all TV outlets

## LAUNDRY

Spacious laundry with deep utility sink  
Plenty of cabinets above and below  
Two counter tops for folding clothes  
Washer and dryer included  
Full hall bath next to laundry  
Hall bath with 6 x 6 stone tile and custom glass shower door  
16 x 16 Coahuila stone floors with black diamond granite inlays

## GARAGE

You won't find a cleaner garage than this one!!  
3 Car garage with built-in cabinets and workbench  
Cabinets to store everything including sunscreens  
Epoxy sealed garage floors  
Over height garage (8')  
Electric door openers – keypad entry  
Refrigerator in garage - conveys  
Side door exit



## BELLASERA

Guard gated community with 24 hr. security  
Bellasera Club House private to residents  
Club House Offers: Heated side by side pools & spa, fitness center, lighted tennis courts, basketball courts, grass lawn, steam rooms, showers & massage treatment room

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