

## **6780 N Resort View Place Feature List**

### **Entire Home Features**

- Coffered, lit architectural 24' tall ceilings throughout.
- Custom 8' knotty alder solid wood doors throughout home
- Sweeping panoramic city, mountain, and golf course views from every room. Large double pane windows enhance the amazing views
- Attention to detail in everything, no expense spared. Custom touches in every corner
- Sophisticated, desert-inspired contemporary design w/use of natural materials throughout, in keeping w/natural Sonoran Desert Environment
- Natural stone & luxuriously carpeted floors throughout the home
- Patios throughout w/flagstone flooring. The resort inspired outdoor spaces take full advantage of both the magnificent city and mountain views. 2 built-in BBQs (One off the Kitchen and the other poolside) are perfect for enjoying the sunny Southern AZ weather all year round
- Lots of storage, not an inch of wasted space. Closets throughout: under the stairs, in corners etc.
- Custom wood finished elevator between the 2 floors
- Entire home completely pre-wired with a dedicated AV / Equipment 'brain' room
- Speakers prewired throughout the home, in every almost every room, on patios, in garages and even in master bath shower
- Outdoor areas pre plumbed with stainless steel tubing for high pressure Misting system
- 3 laundry rooms, 2 w/sinks & cabinetry
- Double-paned windows throughout
- Water filters in bathrooms
- Expert drainage throughout the estate
- One owner

### **Entry/Living Room**

- Enter the estate through a custom glass & steel front door and you and your guests are greeted with magnificent panoramic views from an elevation of over 3,600 ft. The entire city, all 4 Tucson mountain ranges & multiple Ventana golf holes are laid out before you.
- Benches around large curved windows capitalize on these incredible views
- Custom built-in glass shelving & new quartz counters in entry for display of your collections
- Large living space for relaxing, entertaining & more
- Newly renovated powder-bath off living room features custom quartz countertop, modern Kraüs fixtures & a mirrored-feature wall

### **Great Room/Kitchen**

- Luxurious Great Room
  - Benches along large windows to maximize views
  - Direct Back patio access through multiple sliding doors

- Custom Feature wall, w/gas fireplace, built-in shelving and room for large television
- Newly Renovated powder bath off great room features custom tile-feature wall, quartz countertops & modern Kraüs fixtures
- Updated Gourmet Kitchen
  - Granite counters throughout
  - New Fischer & Paykel double ovens & 5-burner gas range w/custom metal backsplash
  - Warming drawer
  - 2 dishwashers
  - Sub Zero large fridge & freezer, as well as Sub Zero fridge/freezer drawers in island & under counter wine-fridge
  - Large 'main' sink & prep sink w/new hardware & reverse osmosis system
  - 2 breakfast bars, large island & breakfast nook are perfect for entertaining.
  - Loads of storage, w/multiple closets off kitchen, large walk-in auto-lit pantry & large solid wood custom cabinets w/pull-outs.
  - Locked Office Space off kitchen w/closet, & large window
  - Direct access to North patio & large windows for inviting outdoors in

### **Game/Media Space**

- Billiards Room w/custom light fixture & access to patio
- Custom wood bar w/stained glass detailing, Sub Zero fridge/freezer, large wine fridge & copper sink
- Acoustically engineered Screening Room w/plush carpet, large screen & Panasonic Projector

### **Master Suite**

- Enter through double wood doors to the 1000+ square foot master retreat featuring floor-to-ceiling windows & private patio w/panoramic city, golf & mountain views
- Acoustic-paneled walls w/custom built-in cabinetry & new plush custom carpeting create a cozy luxurious atmosphere
- Enter the serene spa-like master bathroom, w/custom granite steam ready shower, natural stone floors, custom jetted spa tub w/custom fixtures, contemporary stained-glass windows, glamorous double vanity w/custom cabinetry & stone countertops, his & hers toilet rooms (1 w/separate bidet) & custom floor-to-ceiling wood medicine cabinet w/mirror
- Private large gym including equipment w/separate patio & sweeping city views
- Massive custom closets with built-ins & keypad-locked safe-room
- Separate laundry room w/deep sink, built in ironing station, cabinetry and countertops

### **Downstairs Wing**

- Walk down the lit staircase w/custom artistic steel banister or take the private custom wood finished elevator down to the separate downstairs wing. This space is perfect for housing

extended family, kids, friends or hosting corporate retreats. The wing encompasses 4 private bedrooms, 2 den spaces, 2 luxurious bathrooms & a separate laundry room (w/sink & custom cabinetry).

- 1st set of bedrooms (west) features 2 large bedrooms, each w/custom walk-in closet. They are connected by a recently renovated jack & jill bath w/granite counters, custom double vanity & luxurious walk-in tile shower. Go through the north bedroom & be greeted by a cozy den space
- 2nd set of bedrooms (east) feature 2 large bedrooms, each w/custom walk-in closet. Connected by an updated jack & jill bath w/2 private sink-areas (each featuring new custom granite vanities) & shared deep tub/shower w/custom tile surround & glass enclosure.
- A luxurious den space on the east side of the home is perfect for games, tv and more, with custom wood-look ceramic tile floors. Through the den is a game room w/epoxy floor

### **Upstairs Guest Wing**

- Newly updated guest wing w/custom built-in closet, plush carpet & large windows
- New en-suite bathroom w/custom granite vanity & walk-in stone shower
- Separate entrance for guest's privacy. Patio access ensures a stay connected to the outdoors

### **Mother-In Law Suite w/separate entrance**

- Kitchenette w/custom cabinetry & breakfast bar open to the private living space
- Bedroom w/large window for sweeping views & en-suite bathroom w/walk-in shower
- Double mini-split HVAC system for thermal comfort
- 2 entrances, 1 private entrance & another through main house

### **Outdoor Oasis**

- Front & Back patios custom designed by award-winning landscape professional John Stropko with New Desert Gallery
- Upstairs North patio perfect for entertaining, w/entrances directly off the kitchen, billiards room/bar & from upstairs guest quarters. The walled space features Catalina Mountain views, lush greenery, an outdoor fireplace, built-in gas grill & lots of space for seating.
- Upper South Patio is large multi-leveled space w/sweeping views, custom wrought-iron viewfencing, custom misting system & natural flagstone flooring
- Continue down the custom wrought-iron banister to your outdoor resort. This retreat features lush greenery, a large covered patio w/bar (including sink) & custom outdoor bathroom w/pedestal sink. The grotto, resort-style pebble-tec pool features multiple water-features, rock details, a separate spa & endless Tucson views. The custom built-in BBQ, w/flagstone counter & a large dining space perfect for al-fresco lunches. Speakers & a misting system complete this oasis rivaling the finest of 5-star resorts

### **Office/Study**

- Enter through custom knotty alder doors to the large study featuring custom stone/granite desk, knotty alder built-in cabinets & sweeping views through the large windows.
- Continue through to a separate 2nd office w/computer stations, loads of storage, multiple custom built-in desks & direct garage access. Perfect for work/school-from-home, w/dedicated space for each person to have privacy or use it as a studio with inspiring city wide views to spark your creativity.

### **Garages**

- 7-car garage w/16 parking spaces on the driveway & custom staircase from street to home
  - 1 of the garages is heated & cooled, w/space for 3 of your most precious cars and/or use as a full shop.
- Mudroom off garage features custom build-ins w/bench seating & loads of storage