

# FRANK LLOYD WRIGHT INFLUENCE

Created By DESIGN GROUP ARCHITECTS

*Contemporary/Southwest Masterpiece with Striking Crimson Red Rock & Mountain Vistas*

Rare 3.03 Acre Parcel in Prestigious Gated Foothills North

## **Outside Front Entry:**

- Epoxy Drive Winds Through Mature SW Landscaping to Contemporary Masterpiece
- Driveway Resurfaced in 2008 Renovation with Two Coats of Sealer
- Flagstone Stairway Designed Around Outdoor Steel Art Sculpture Leading to Dramatic Entry
- Decorative Steel Wall & Ledge Encloses Front Covered Entry and Sets the Tone for Quality
- Leaded & Stained Glass Side Door Panels + Outdoor Custom Lights by Tom Aderhold
- Exquisite Custom Front Door Refinished in Mahogany Tones with Unique Contemporary Design
- Large Rustic Iron Bell Placed to Right of Door for a Touch of Character

## **Foyer:**

- Flagstone Stairway with Floor to Ceiling Windows Lead to Garage Creating a Light & Airy Feel
- Flagstone & Stacked Rock Stairway Blends Perfectly with Stacked Columns for Displaying Art
- Small Pendant Lights Suspended from High Ceilings Offer a Subtle Contemporary Flair

## **Office/Bedroom:**

- Built-in Desk-top Redesigned to Hide Electronic Equipment & Cords + Closet for Extra Storage
- Custom Ash Desk Top Refinished in 2008 + Track Lighting & Ceiling Fan
- Red Rock & Distant Mountain Views Enjoyed from Walls of Windows with Wood Blinds
- High Quality Nibbana Wear-dated Carpet in Neutral Tones Installed in 2008 Renovation

## **Hallway 3/4 Bath:**

- Conveniently Located near Office/Bedroom with Flagstone Floors
- Thick Glass Vessel Sink Sits Atop Concrete Countertops w/Large Glass Shelf Under Vanity
- Sleek Chrome Hansgrohe Faucet Presents Clean Lines & a Flair for the Contemporary
- Exquisite Broken Edge Mirror with Sand Blasted Edges
- Skylight Adds Plenty of Additional Lighting for this Inviting Bath
- Tiled Shower RegROUTED and Sealed in 2008 Renovation

## **Hallways:**

- Curved Walls with Five Floor to Ceiling Windows Overlook Private Flagstone Back Patio
- Flagstone Hallways Designed w/Custom Flagstone Air Vents
- Dumb Waiter in Garage Leads to Upstairs Hallway for Easy Delivery of Groceries

## **Laundry Room:**

- Flagstone Floors with Built-in Ash Cabinets Incorporate Black Laminate Accents + S/S Sink
- French Doors Enclose Large Storage Closet with Shelves
- Stacked Washer/Dryer Unit
- Skylight Creates a Light & Airy Feel

### **Guest Bedroom:**

- Glass & Wood French Doors Open into Large Inviting Guest Suite
- Built-in Ash Cabinetry w/Black Laminate Accents Designed Around the Bed
- Wall of Shelving & Cabinetry Provide Additional Storage
- Ceiling Fan + 2 Sets of Track Lighting & Large Walk-in Closet with Built-in Shelves
- New Nibbana Wear Dated Carpet in Neutral Tones Installed in 2008
- Warmth of Wood Blinds Adorn Five Large Windows
- Savor Distant Mingus Mountain Views + Mesmerizing Night Lights of Jerome

### **3/4 Guest Bath:**

- Tiled Shower Blends Wonderfully with Stained Glass Window Designed by Tom Aderhold
- Shower Resealed and RegROUTED in 2008 Renovation.
- Thick Glass Vessel Sink Sits Atop Concrete Countertops with Chrome Hansgrohe Faucet
- Ash Vanity with Black Laminate Accents Creates a Soft Contemporary Flair

### **Outdoor Back Patio:**

- Door Off Master Provides Access to Pvt Backyard Flagstone Patio w/Mature SW Landscaping
- Accents of Stacked Rock Walls + Extra Large Overhang Keeps Home Cool in the Summer
- Stacked Rock Creates a Nice Touch for Outdoor Hot Tub & Rear Patio
- Relaxing Water Feature Meanders Through Rocks & SW Vegetation Ending in Pond
- Roses, Manzanita Bushes, Pinions, Junipers & Lush Desert Vegetation Surround Water Feature

### **Master Suite:**

- Bedroom Entry Enhanced w/Lights & Thick Glass Shelves for Displaying Art
- Spacious Master Features Large Windows Offering Red Rock & Mountain Views
- Comfortable Built-in Banco Seating Amidst Stacked Red Rock Accent Walls & Glass Sconce
- Newly Upholstered Banco Cushions & Pillows Offer a Great Place for Relaxing
- Walk-in Closet with Custom Built-in Ash Cabinets & Shelves Offer a Spacious Dressing Area
- High End Wear Dated Nibbana Carpet in Neutral Tone Installed in 2008 Renovation
- Soft Faux Color Wall Treatment in Neutral Tones

### **Sitting Area:**

- Study/Sitting Area off Master with Corner Stacked Rock Fireplace & 4 Thick Wood Shelves
- 3 Windows Offer Built-in Ash Desk & Cabinetry Views of Rear Patio
- Sliders Lead to Private Covered Side Patio with Breathtaking Red Rock & Mountain Views
- New High Quality Nibbana Wear-dated Carpet Installed in 2008 Renovation
- Faux Treatment on Walls in Soft Natural Earth Tone

### **Master Bath:**

- New Cement Countertops with Dual Alabaster Vessel Sinks & Hansgrohe Chrome Faucets
- Ash Vanity w/Black Laminate Accents & Full Wall Mirror with Side Glass Medicine Cabinet
- Earthen Colored Tiles Surround Whirlpool Tub with Waterfall Faucet
- Relax in Whirlpool Tub & Enjoy Views of Mingus Mountain & Jerome
- Large Walk-in Tiled Shower with Stained Glass Window by Tom Aderhold
- Tub & Shower Tiles RegROUTED & Resealed in 2008 Renovation
- Decorative Steel Art Wall by Fuller Barnes Provides Privacy for Commode

### **Kitchen:**

- Major Renovation in 2008 Results in an Updated and Fresh New Contemporary Look
- Ash Kitchen Cabinetry with Black Laminate Accents & Ribbed Glass Doors
- Brushed Nickel Pulls with Sleek Contemporary Lines

- Large Pantry & New Granite Island Designed for In-Kitchen Dining with Storage Cabinets
- 5 Burner Viking Gas Cooktop + Convection Oven with Warming Drawer & Dacor Microwave
- Marvel Wine Cooler Incorporated into Kitchen Floorplan + Sub-Zero Refrigerator
- 3 Thick Glass Shelves for Displaying Art Work or Cook Books
- Double S/S Sink w/Contemporary Hansgrohe Faucet & Soap Dispenser
- Corner Red Rock Stacked Fireplace Converted to Gas Using River Rocks Instead of Logs
- Flagstone Floors & Granite Counters Throughout Kitchen
- Thick Granite Slab Countertops Create Breakfast Bar w/Decorative Rusted Steel Accent Wall
- Large Windows Above Sink Brings the Outside Into the Kitchen

#### **Great Room:**

- Flagstone Floors Throughout with Floor to Ceiling Windows Bring the Outside in
- Entertainment Center Completely Rebuilt Adding Drawers & Compartments for Extra Storage
- Electronics:Updated w/New Phillips 52" High Definition TV + Dish Satellite TV to Convey
- Ash Cabinetry Encloses Built-in Wet Bar with Granite Countertop & S/S Sink
- Gorgeous Floor to Ceiling Stacked Rock Fireplace with Stacked Rock Accent Walls
- Slab Cut Thick Flagstone Hearth Makes a Great Place to Sit on Cool Sedona Evenings

#### **Dining Room:**

- Faux Painted Walls In Neutral Tones
- Flagstone Floors with Sliders Opening to Large Outdoor Patio for Incredible Views

#### **Outdoor Front Deck:**

- Invite Family & Friends and Enjoy Entertaining on Oversized Deck
- Decorative Steel Wall Encloses Outdoor Deck with Mingus Mountain & Jerome Views

#### **Garage:**

- Flagstone Stairs from Entry Lead to Garage with Closet for Extra Storage
- Large Storage Room Could Easily Be Converted into Wine Cellar
- 2.5 Car Attached Garage with Large Locked Storage Room with Built-in Shelves & Cabinets
- Workshop Area off Garage with Built-in Cabinets, Sink & Peg Board for Storage of Tools
- Dumb Waiter in Garage Leads to Upstairs Hallway for Delivery of Groceries to Main Level

#### **Guest House:**

- Separate Living from Home with Approximately 600 Sq.Ft. Provides Privacy for Guests
- Wall of Windows in Living Area Overlooks Mature SW Vegetation & Red Rock Views
- New Wall Mounted 42" HD TV to Convey
- Stacked Rock Accent Wall in Kitchen with Eating Niche
- Kitchen: Ash Cabinets, Sink, Mini-Refrigerator & Garbage Disposal
- Bi-fold Door Encloses Stacked Washer/Dryer Unit
- 3/4 Bath with Tiled Floors, Walk-in Shower & Distressed Earth Tone Colored Counter Tops
- Roomy Carpeted Bedroom with Ceiling Fan & Full Wall Closet
- Carpet in Living Room, Informal Dining & Bedroom 4 Years Old
- Electric Water Heater in Guest Home

#### **Highlights of Home:**

- Construction Completed by September 1996 by Doug Howland & Design Group Architects
- Custom Main Home Approx. 4,000 Sq.ft. With Approx. 600 Sq. Ft. Guest Home on 3.0 Acres
- 5' Designed Overhang Allows Seasonal Benefits: Maintains Heat in Winter & Shade in Summer
- Energy Efficient Rastra Block Construction: Walls - 3' Thick with R-75 Insulation Factor
- House Contains over 90 Ton of Stacked Rock Constructed by Hand over a 13 Month Period
- 240 Degree Semi-circle Design Captures Views/ Forms Two Patios/1 Courtyard + Sun Protection

- All Doors Constructed of Solid Wood with Double Pane Wood Pella Windows
- Ceilings Soar to 16' to Maximize Outstanding Red Rock and Mountain Views
- Stone Floors Completely Refinished with 3 Coats of Sealers in 2008 Renovation Throughout
- Completely Repainted Inside of Home in Warm Neutral Colors
- Roof Refurbished by Versatile Roofing Company in 2008 Renovation
- 80% of Stucco Redone in 2008 Renovation Adding New Red Rock Color in Faux Texturing
- Main House Features 2 Heating & 2 A/C Units
- 1 Heating & 1 A/C Unit in Guest Home
- Solar Supplement on Roof for Hot Water Heater
- 75 Gallon Propane Hot Water Tank/1000 Gal. Propane Tank Leased from Amerigas- \$65.00 Year
- Designed Overhang (Approx. 5 Ft) Winter Brings Warmth into House/Summer Keeps Heat Out
- Custom German Hardware Door Handles Throughout this Exceptional Home
- 2 Septic Tanks on Property Which Empties into Private Sewer/Septic Field @ End of Community

**Foothills North Subdivision:**

- Prestigious Gated Community Consisting of 21 Lots, 18 Lot Owners & 16 Homes Constructed
- 2008 Dues \$800.00 a Year Which Covers Gate, Common Area Maintenance & Trash
- \$500.00 Assessment in 2008 for Additional Landscaping & Road Maintenance

**Accolades:**

- Featured in the Popular Architecture Book **Desert Retreats**, Pages 186-193
- Home Selected and Featured in 2007 **The New York Times** Under "Houses with Views"
- Highlighted in **Sedona Magazine** Summer Issue for 1998
- Front Cover of **Homes & Land** Magazine; Volume 6 Number 10

**NOTHING ELSE COMES CLOSE!**

**ONE OF SEDONA'S BEST-BUILT LUXURY HOMES**

**MAJOR RENOVATION IN 2008**

**9 CALLE PRIVADO**