

"OLD WORLD" STYLE ESTATE
EXTRAORDINARY ATTENTION TO DETAIL
AND THE VIEWS . . . AMAZING

Courtyard:

- Extensive Outdoor Lighting Accents Driveway, Courtyard & Walkways Throughout
- Drystack Red Rock Walls Along Winding Paver Drive Leads to Incredible Hill Top Location
- Natural SW Vegetation Thoughtfully Tucked Amid Large Boulders & Stacked Red Rock Walls
- Large Iron Gate w/SW Detailing Opens into Private Courtyard Entry w/Variety of Native Plants

Foyer:

- Solid Wood Door with Clavos & Peek Hole Opens into Large Foyer & Gallery with Banco Seating
- Hallway of Windows Overlooks Front Paver Courtyard with Stacked AZ Moss & Red Rock Wall
- Two Huge Twisted Wood Pillars Adorn Each Side of Large Lighted Ledges for Displaying Art
- 3 Stairs with SW Designed Iron Railing Lead into Massive Great Room/Informal Dining Room

Great Room:

- Large Window in Great Rm Frames Cathedral Rock with 3 Sets of French Doors to Private Patio
- AZ Moss Rock Fireplace with Thick Slab Flagstone Hearth + Built-in Entertainment Center
- Vaulted Wood Ceilings/Wooden Beams Compliment Chocolate Flagstone Floors in Great Rm
- Oversized Lighted Art Niches Incorporated in Fireplace Make the Perfect Place to Display Art
- Formal Dining: Flagstone Floors & Rustic Iron Chandelier with 6 Smoked Bubble Glass Scones
- Entry Off Great Room Offers Wood & Glass Cabinets for Storage of CD's, Books & Tapes

Kitchen:

- Granite Snack Bar in Kitchen w/Recessed Lights/Arched Opening into Comfortable Great Rm
- Gourmet Island Kitchen Offers Dome Ceilings with Wood Floors & Gorgeous Alder Cabinetry
- 2 Faux & Forged Iron Lights Accent Large Granite Island w/Drawers + Extra Snack Bar Area
- S/S Viking Appliances: D/W, 6 Burner Gas Stove, Dual Thermal Convection Electric Oven
- Viking Refrigerator in Stainless Steel Finish with Lower Pull out Freezer Drawer
- GE Monogram S/S & Glass Front Wine Cooler + Built-in Space Maker Microwave
- Lg Window over Franke Extra Deep Double S/S Sink w/KWC Brushed Nickel Faucet/Sprayer
- Cathedral Rock Framed by Oversized Window Brings the Outside into the Large Kitchen
- Door off Kitchen Lead to Patio: Flagstone Floors + Views of Bell, Cathedral/Courthouse Rock

Breakfast Room:

- Tiered Wall w/Steps for Displaying Art Divides Kitchen from Breakfast Rm w/Wood Floors
- Gorgeous AZ Moss Rock Fireplace & Hearth Add Cozy Feel to Informal Eating Niche
- Frosted Cylindrical Lights Suspend from Black Iron Chandelier Add Character
- Walls of Windows Bring the Outside in & Capture Panoramic Red Rock & Mountain Vistas

Hallway:

- Chocolate Flagstone Hallways w/Custom Hammered Iron Railings & Lighted Foot Paths
- Huge Walk-in Pantry: Plenty of Additional Shelves/Storage w/Chocolate Flagstone Floors
- Large Coat Closet + Lighted Art Niches along Hallway Display Your Favorite Pieces of Art
- Walk-in Hallway Closet off Master Bedroom for Extra Storage Area
- Three Stop Elevator: Lower Level/Garage, Main Level Hallway & Second Floor Study
- Large Iron Sconce Lights Accent Long Hallway Connecting Guest Wing to Master Suite

Guest Suite:

- ❑ Chocolate Flagstone Stairs Pass 2 Lighted Art Niches to Carpeted Guest Ste with Dome Ceilings
- ❑ Large Walk-in Closet + French Doors off Bedroom Lead to Relaxing Private Courtyard Patio
- ❑ Two Windows Offer Cross Ventilation + Large Window Overlooks Front Enclosed Courtyard

Guest Bathroom:

- ❑ 3/4 Tiled Bth: Vaulted Ceiling, Lg Walk-in Tiled Shower Laid on Linear + Built-in Soap Dish
- ❑ His n' Her Sinks w/Tiled Counters & Back Splash Designed with Brazilian Rain Forest Tiles
- ❑ Oil Rubbed Bronze Faucets Accent Extra Deep Sinks w/Large Old World Mirror

Office/Study:

- ❑ Carpeted Stairway Leads Past Oversized 2 Tiered Lighted Art Ledge to Upper Level Private Area
- ❑ Elevator Service to Carpeted Study with Views of Cathedral, Courthouse & Bell Rock
- ❑ AZ Moss Rock Accent Wall w/Door Leading to Outside Patio w/Sweeping Red Rock Views
- ❑ Built-in Wall of Wooden Drawers for Files + Additional Alder Cabinets w/ 3 Lg Wood Shelves
- ❑ 3/4 Tiled Bth: Lg Tiled Shower/Counters w/Mosaic Tiled Back Splash/Brushed Nickel Faucets

Laundry Room:

- ❑ Chocolate Flagstone Floors, Extra Deep Kohler Sink & Alder Cabinetry for Storage
- ❑ Fabulous Red Rock Views out of Laundry Room + Counter Top for Folding Clothes

Lower Level:

- ❑ Iron Railings Follow Stairway off Hallway Descending to Lower Level & Garage Entrance
- ❑ 2 Large Rooms for Storage on Lower Level + Elevator with Access to Main Level & Office
- ❑ Storage Room off 2 Car Garage with Epoxy Coated Floor + Door Leading to Outside

Powder Bath:

- ❑ Granite Counters with Hammered Copper Sink & Rubbed Oil Bronze Hardware
- ❑ Lizard & Dragonfly Copper Patina Mirror Compliments Sink w/Rubbed Oil Bronze Faucets
- ❑ Large Wooden Door with Clavos Allow for Easy Access to Outside Patio While Entertaining
- ❑ Custom Chocolate Flagstone Accents Floors

Master Bedroom:

- ❑ Solid Double Wood Doors with Clavos Lead into Oversized Master Bedroom
- ❑ Wall of Built-in Wood Shelves for Displaying Pictures & Art + Built-in Space for TV & VCR
- ❑ Cozy Sitting Area Enjoys Charming Kiva Fireplace w/Az Moss Rock Hearth & Ledge
- ❑ 3 Sets of French Doors Lead to Private Patio w/Chocolate Flagstone Floors & RR Vistas
- ❑ Vaulted Wood Ceilings with Wood Beams & Recessed Lighting
- ❑ Huge Walk Through Closet w/10 Built-in Drawer System, Shelves & Extra Pull down Hanger

Master Bath:

- ❑ Vaulted Ceilings & Tiled Floors + Large Window Offers Great Views
- ❑ Separate Walk-in Shower with Tumbled Stone Set in Pattern Design
- ❑ Americh Whirlpool Tub with 4 Jets & Spray Nozzle Encased in Tumbled Stone
- ❑ His n' Her Sinks with Tiled Counters & Rubbed Oil Bronze Faucets
- ❑ Two Custom Oval "Old World" Framed Mirrors Above Sinks

Guest Bedroom:

- ❑ Dome Ceiling with Recessed Lights
- ❑ Extra Hallway Closet Off Bedroom for Storage
- ❑ Two Large Lighted Art Ledges Displayed on Either Side of Flagstone Stairs Lead to Bedroom
- ❑ French Doors Lead to Private Enclosed Courtyard Patio for Star Gazing
- ❑ Lg Window Overlooks Red Rock Wall & Outdoor Courtyard Patio w/Natural SW Vegetation

Guest Bath:

- Large Tiled Walk-in Shower in Rojo Travertine Tiles with Built-in Soap Dish
- Walk Through Closet for Clothing Leads into Guest Bath
- His n' Her Sinks with Tiled Counters & Back Splash + Rubbed Oil Bronze Hardware
- Two Mirrors Framed in Wood w/Rusted Iron Lights Feature Frosted Glass Lights @ Each End

Outdoor Covered Patio:

- Huge Outdoor Covered Patio: Wood Ceilings w/Lg Beams & Accent Walls of AZ Moss Rock
- Built-in Weber Grill Provides Storage Cabinets + Stairs to Additional Patio for Master Bdrm
- Exquisite Setting: Views of Cathedral, Courthouse & Bell Rock + Night Lights of Jerome
- Great Outdoor Space for Entertaining w/Large Built-in Art Niche + Door to Powder Bath
- Surround Sound System Features Outdoor Speakers for Great Room Patio

Amenities:

- Toto Commodes in Baths with Water Saving Features
- Two Gas Forced Air Furnaces (Ruud System) & 2 A/C Units (Ruud System)
- Custom Window Treatments Throughout
- Full House (Esbinco) Water Filtration System
- Foresight Security System Monitored by ADT
- "Old World" Interior & Exterior Lighting Fixtures
- Smoke Detectors & Fire Sprinklers Throughout
- Entertainment System Includes Large Screen TV, DVD & VCR
- Entire Yard Professionally Landscaped in Natural SW Vegetation with Drip System
- Australian Cypress Wood Flooring in Kitchen and Breakfast Room
- Extensive Use of Authentic Arizona Moss Rock on Fireplaces, Inside & Outside Accent Walls
- Hand Hewn Wood Beamed Ceilings in Great Room & Master Bedroom
- Hand Finished Plaster Walls w/Bullnose Corner Treatment Throughout Living Areas in House

Furnishings & Most Art Available to Discriminating New Owners

Private Gated Back O' Beyond Presence

OFFERS

A Truly Remarkable Residence

**210 SCENIC
Back O' Beyond**