

6308 N CATTLETRACK RD · SCOTTSDALE, AZ

Features & Benefits

Room for everyone. A walk to everything.

THE LOCATION

Close to everything, yet quiet and serene.

- **Walk to AJ's, Trader Joe's, Starbucks, and neighborhood shops:** about 15 minutes on foot.
- **Walk to dining at Fat Ox, Fogo de Chão, Houston's, Il Bracco, and SumoMaya:** great dinners on foot.
- **Walk to the Indian Bend Wash Greenbelt:** 11 miles of trails.
- **Close to the 101, Scottsdale Fashion Square, and Old Town:** 5 and 6 minutes by car to the last two.
- **Golf at The Phoenician and Paradise Valley Country Club.**
- **Hike Camelback Mountain, Echo Canyon, and the Greenbelt:** minutes from Paradise Valley and galleries too.
- **Under 20 minutes to Sky Harbor and Scottsdale Airpark.**
- **Cul-de-sac with only four other homes:** private and peaceful.

THE BACKYARD

- **Designed by Kirk Bianchi and featured in Phoenix Home & Garden:** a finished yard, ready to enjoy on day one.
- **Pool and spa under a cantilevered shade structure:** shade for lounging and entertaining.
- **Aquadei nanobubble system:** ozone cuts chlorine use to a fraction of a standard pool, gentler on skin, eyes, and equipment.
- **Fiber-optic lighting:** the sun shelf and spa glow after dark.
- **Outdoor kitchen with grill, pizza oven, and bar:** entertain outside without going in.
- **Putting green, fire pit, and turf:** space to play and gather.
- **Dog run with dog-door access:** easy living for four-legged family.

RESORTS NEARBY

- **Andaz, established:** pools, dining, and spa on foot.
- **Kimpton Miralina Resort and Villas, new:** newly opened.
- **Ritz-Carlton, coming:** a planned resort nearby.

THE HOME

- **Five bedrooms and 5.5 bathrooms:** three on the main level of the main house, a private casita, and a lower-level bedroom.
- **Attached casita with private entrance, full bath, and kitchenette:** guests, extended family, or a studio.
- **Second junior suite with its own bath:** set up today as a gym and wellness retreat, with room to serve as a guest bedroom suite.
- **Third main-level bedroom with a private entry from outside:** a guest room, teen retreat, or second office with its own door.
- **Dedicated office:** a quiet place to work from home.
- **Primary suite with sitting area, fireplace, and attached flex room:** space to spread out.
- **Garage-style door from the primary suite to a covered overhang:** easy indoor-outdoor living.
- **Great room, 30 by 20 feet, with soaring ceilings:** a gathering space with real scale.
- **Wine room off the main living space:** a home for a collection.
- **Finished lower level with theater, game room, wet bar, and fifth bedroom:** movie nights and game days downstairs.
- **Roof deck with Camelback Mountain and sunset views and a fire feature:** a place to end the day.

PROPERTY & PARKING

- **Large lot, 30,919 square feet:** a pool, putting green, dog run, and motorcourt, all on one private property.
- **Covered sailcloth motorcourt that fits up to 15 cars:** room for guests, gatherings, or a collection.
- **Three-car garage with room for a car lift and overhead storage:** space for vehicles and gear.
- **Additional RV or shaded parking:** a rare find at this price point.
- **Freshly painted exterior:** fresh curb appeal from the street.

Room dimensions are approximate. Times are approximate. The Ritz-Carlton is a planned development and subject to change. Information is deemed reliable but not guaranteed.