

Welcome Home

The stunning front courtyard guides you to large, custom-made glass entry doors. Your arrival is illuminated by **custom crystal chandeliers** suspended from soaring **20-foot vaulted ceilings**, setting the tone for timeless sophistication.

Thoughtful enhancements include soaring vaulted ceilings, luminous natural light, and uninterrupted views to the outdoors. Rich hardwood floors, Hunter Douglas Silhouette remote-control blinds, and a sculptural glass-partitioned stairway create a refined, contemporary flow. Two epoxy-coated single-car garages offer immaculate storage for prized vehicles.

 **Community & Lifestyle** - Nestled in **Phoenician East**, one of Scottsdale's most exclusive guard-gated communities

- **93 Villas across 13.8 resort acres**
- **Low-density & quiet living** with manicured landscape and private streets
- **Guard Gate service 7 days a week**
- **Community Resort-style pool & spa, heated year-round**
- **Golf course views from every villa**
- **Private patios with direct access to golf cart/walking path**
- **Underground passage to Phoenician Resort & Spa** for convenient resort access

More than a home, it's a thoughtfully crafted lifestyle experience designed for full-time or part-time residents who seek ease and effortless luxury.

 **Outdoor Oasis** - Designed for effortless enjoyment

- A resort-style outdoor living sanctuary anchored by an expansive private patio and sweeping side yard designed for grand-scale entertaining
- Unforgettable sightlines oriented toward the lush resort greens, shimmering pond, and the commanding mountain backdrop

- A beautiful 12 ft. Indian Olive hedge wraps the yard in complete seclusion, creating a private world of its own
- A glowing gas fire pit surrounded by four oversized lounge chairs — the ultimate setting for golden-hour storytelling and starlit nights
- A 42” Twin Eagle charcoal grill tied to central propane, delivering chef-level performance for elevated outdoor dining
- A graceful, curved pathway just beyond the patio gate, providing seamless private access to the golf course and the community’s golf cart/walking path

The landscape blends beauty and function—artificial turf ensures evergreen charm, while handcrafted flower boxes and towering hedges offer serene privacy.

🔪 The Chef’s Kitchen - Luxury GE Monogram appliances chosen for their intuitive, effortless usability, no steep learning curve, just great cooking

- **Monogram Suite of Appliances:** 36" Monogram Refrigerator/Freezer, 48" Professional Cooktop with 6 Burners + Griddle, 48” Professional Stainless Ventilation Hood, GE Warming Drawer, GE Advantium 120 Oven/Microwave
- Wine & Beverage Cooler (32 bottles)
- Insta-Hot water system at the Faucet
- Filtered Water
- Ice Maker
- Trash Compactor
- Recycle Drawer
- Blanco Sink
- Custom cabinetry with pull-out drawers, vertical shelving for platters & bakeware
- Natural Stone Counters

Designed for both beauty and function, the kitchen flows seamlessly into the living and dining areas and extends naturally into the home’s indoor/outdoor lifestyle. Ideally positioned for effortless outdoor serving,



Private Suites

- **Downstairs Primary Suite:** Spacious retreat with a full bath, and a crafted micro-office designed for effortless utility.
- **Upstairs Primary Suite:** A sanctuary offering a **hotel-inspired morning bar** with a coffee station and refrigerated drawer, along with a spacious balcony overlooking a manicured pond that enhances the golf-course setting with peaceful water views and daily wildlife sightings.
- **Custom closets:** His & Her jewelry drawers, belt/tie pull-outs, cedar features, and cabinetry designed for maximum organization.
- **Upstairs Guest Bedroom with Camelback Mountain views & a separate bath**
- **A Main-Level Guest Room with separate bath (currently used as a Den/Office)** is designed to flex with your lifestyle—guest retreat, private office, wellness room, or creative studio—the space answers to you.

A selection of sleeping suites designed to adapt to your lifestyle—this space doesn't dictate how you live; it responds to your vision.

High Performance Home Systems

- **EcoWater Treatment System**
- **Carrier HVAC** installed and serviced by Parker
- **Hot water tank** installed and serviced by Donley
- **Top-of-the-line Maytag washer & dryer**
- **A 125 Gallon (AKA 420lb) in-ground propane tank.** Purchased, installed, serviced, and filled by Canyon State Propane.
- Security system details available upon request

Urban Scottsdale Connection

- Walk to **100+ art galleries, restaurants, clubs, and shops**
- 3 Min. to Scottsdale Fashion Square - A retail powerhouse unequalled in its ability to deliver premier brands to discriminating shoppers and features
- 4 Min to Harkins 14 Movie Theater Facility with dining and cocktails during the show.
- 4 Min. to Scottsdale Waterfront, which hosts cultural events & festivals throughout the year, and is home to the Scottsdale Performing Arts Center and more.
- 4 Min to Soleri Bridge and Plaza: A breathtaking pedestrian passage, solar calendar, and gathering place along the Scottsdale Waterfront.
- 6 Min. to Arts/Old Town/Downtown Scottsdale – this is the heart of our Theatre, Cultural Arts, and Art District.
- 1 Block to the Cholla Hiking Trail – 1.3 Miles Up
- Literally across the street from the 5-Star **Phoenician Resort & Spa** with 8 Restaurants, Shopping, Spa, Tennis, Golf, and Fitness Facility.
- Phoenician East Residents may use the food & beverage offerings at The Phoenician Resort. Still, they do not have the privileges of hotel guests – residents must phone the resort to make reservations directly for golf, tennis, pools, spa, and fitness.

Phoenician East is tucked just off Camelback Road, away from the hustle and bustle of traffic, yet minutes to renowned shops, the area's best restaurants, and entertainment.

FURNISHED AND FULLY CURATED

Kitchen

- Full dishware set (matching, upscale)
- Cookware (quality pots, pans, utensils)
- Small appliances (toaster, blender, coffee maker)
- Glassware (wine, cocktail, water)
- Starter pantry items (spices, oils, coffee)

Dining

- Table linens, napkins, placemats
- Serving dishes and trays

Bath

- Towels (luxury sets for each bath)
- Starter toiletries (soap, shampoo, lotion)
- Hair dryer, bathmats, robes

Bedroom

- Sheet sets (at least two per bed)
- Pillows, blankets, comforters
- Decorative throws and accent cushions

Extras

- Cleaning supplies and tools
- Laundry essentials (detergent, baskets)
- Welcome book or local guide

Offered unfurnished or fully furnished, featuring custom-commissioned furniture created for this home, complemented by rugs, cookware, patio furnishings, lighting, and additional essentials—excluding personal items and certain first-floor art—this villa is the definition of turnkey luxury.