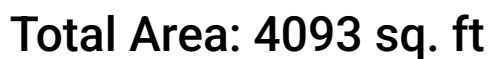


10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa
County, Arizona, United States, 85255, #300



Excluded: Garage 747 sq. ft, Storage 33 sq. ft, Covered patio 281 sq. ft, Patio 558 sq. ft, Porch 1770 sq. ft, Courtyard 214 sq. ft, Undefined 10 sq. ft, Terrace 924 sq. ft, Walls: 315 sq. ft

Property summary



Home report

**10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa
County, Arizona, United States, 85255, #300**



2
Half baths



1
Garages

Home report

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300



Room dimensions

Floor 1 Total:4093sqft Excluded: 3613sqft

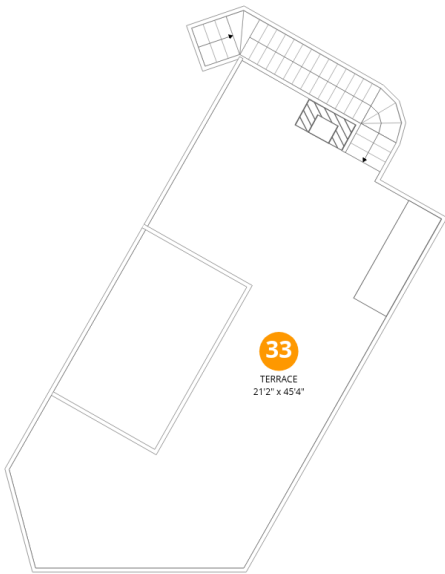
#		Max Dimensions	sqft	Included
1	Bedroom	15'5" x 11'9"	196 sq. ft	Yes
2	WC	3'10" x 6'1"	24 sq. ft	Yes
3	Storage	5'9" x 5'11"	33 sq. ft	No
4	Covered Patio	14'4" x 24'0"	280 sq. ft	No
5	W.I.C.	20'6" x 13'2"	195 sq. ft	Yes
6	Hall	5'5" x 4'0"	36 sq. ft	Yes
7	Bedroom	11'8" x 12'11"	151 sq. ft	Yes
8	Half Bath	20'2" x 6'3"	149 sq. ft	Yes
9	Foyer	22'11" x 7'0"	158 sq. ft	Yes
10	Garage	24'4" x 35'0"	747 sq. ft	No
11	Bath	6'9" x 9'6"	64 sq. ft	Yes

Home report

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

#		Max Dimensions	sqft	Included
12	Hall	21'4" x 8'1"	120 sq. ft	Yes
13	Courtyard	23'10" x 11'2"	214 sq. ft	No
14	Office	17'9" x 31'7"	413 sq. ft	Yes
15	WC	8'5" x 4'5"	37 sq. ft	Yes
16	Living Room	33'8" x 18'1"	479 sq. ft	Yes
17	Pantry	4'10" x 3'1"	15 sq. ft	Yes
18	Porch	52'3" x 20'4"	1213 sq. ft	No
19	Primary Bath	13'7" x 13'3"	153 sq. ft	Yes
20	Patio	39'3" x 21'7"	558 sq. ft	No
21	Bath	8'2" x 5'0"	41 sq. ft	Yes
22	Primary Bedroom	20'7" x 25'11"	357 sq. ft	Yes
23	Bath	8'2" x 5'2"	42 sq. ft	Yes
24	Dining Area	24'10" x 17'11"	296 sq. ft	Yes
25	Laundry	8'7" x 6'7"	71 sq. ft	Yes
26	Porch	54'3" x 6'11"	557 sq. ft	No
27	W.I.C.	6'11" x 13'3"	92 sq. ft	Yes
28	Bedroom	15'3" x 13'0"	172 sq. ft	Yes
29	WC	5'8" x 5'11"	34 sq. ft	Yes
30	Swimming Pool	29'6" x 21'1"	706 sq. ft	No
31	Kitchen	29'11" x 17'3"	385 sq. ft	Yes
32	Bedroom	12'11" x 18'9"	202 sq. ft	Yes

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300



Room dimensions

Floor 2 Total:0sqft Excluded: 924sqft

#		Max Dimensions	sqft	Included
33	Terrace	21'2" x 45'4"	924 sq. ft	No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

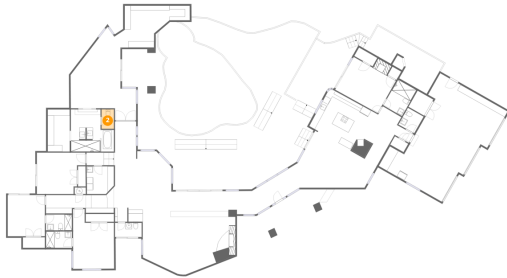
1 Floor 1 - Bedroom



Max Dimensions: 15'5" x 11'9"
Calculated Area: 196 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - WC

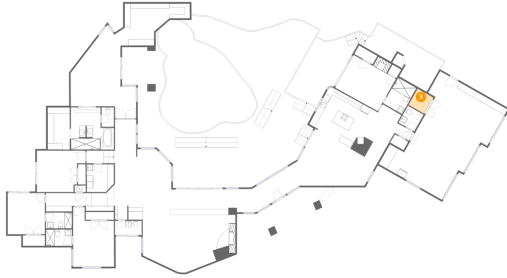


Max Dimensions: 3'10" x 6'1"
Calculated Area: 24 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

3 Floor 1 - Storage



Max Dimensions: 5'9" x 5'11"
Calculated Area: 33 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Covered Patio



Max Dimensions: 14'4" x 24'0"
Calculated Area: 280 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - W.I.C.

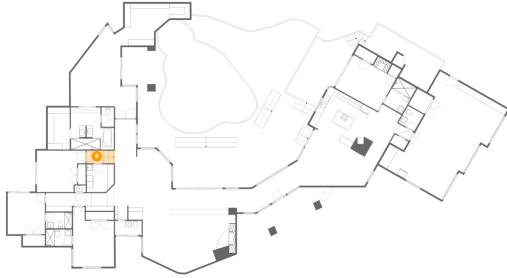


Max Dimensions: 20'6" x 13'2"
Calculated Area: 195 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

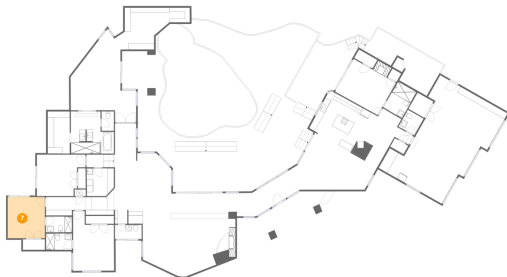
6 Floor 1 - Hall



Max Dimensions: 5'5" x 4'0"
Calculated Area: 36 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

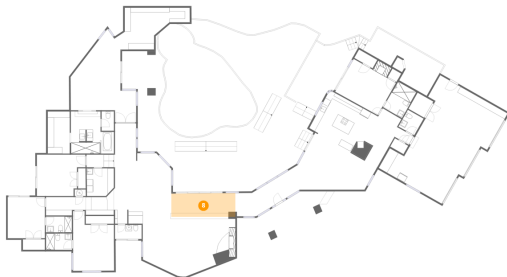
7 Floor 1 - Bedroom



Max Dimensions: 11'8" x 12'11"
Calculated Area: 151 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Half Bath

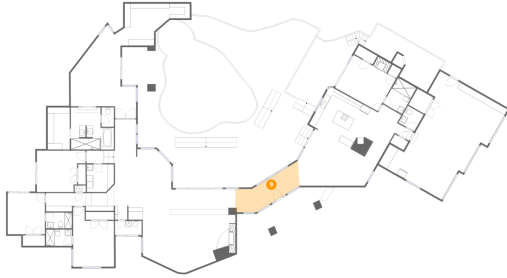


Max Dimensions: 20'2" x 6'3"
Calculated Area: 149 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

9 Floor 1 - Foyer



Max Dimensions: 22'11" x 7'0"
Calculated Area: 158 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

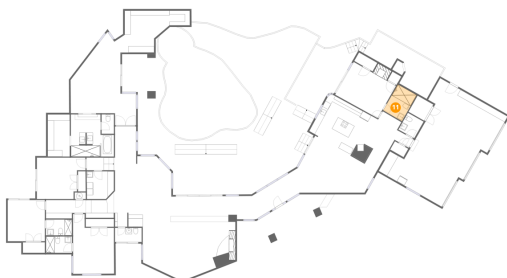
10 Floor 1 - Garage



Max Dimensions: 24'4" x 35'0"
Calculated Area: 747 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 1 - Bath

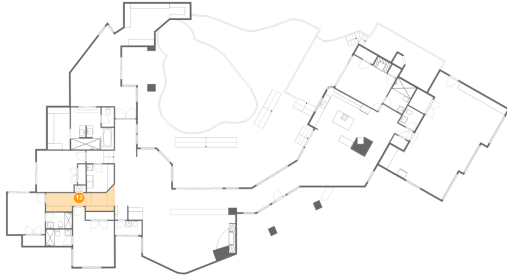


Max Dimensions: 6'9" x 9'6"
Calculated Area: 64 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

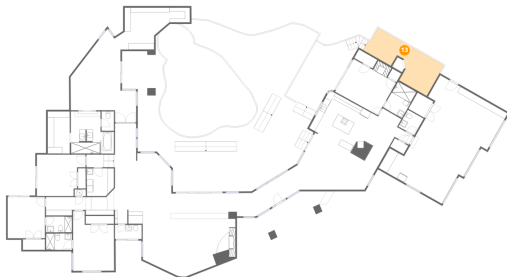
12 Floor 1 - Hall



Max Dimensions: 21'4" x 8'1"
Calculated Area: 120 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

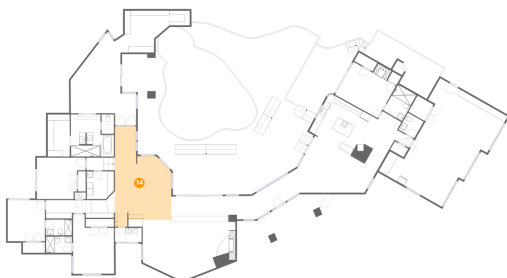
13 Floor 1 - Courtyard



Max Dimensions: 23'10" x 11'2"
Calculated Area: 214 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

14 Floor 1 - Office



Max Dimensions: 17'9" x 31'7"
Calculated Area: 413 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

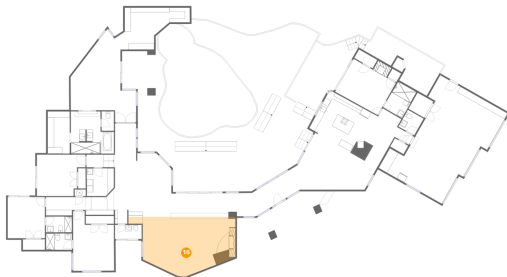
15 Floor 1 - WC



Max Dimensions: 8'5" x 4'5"
Calculated Area: 37 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

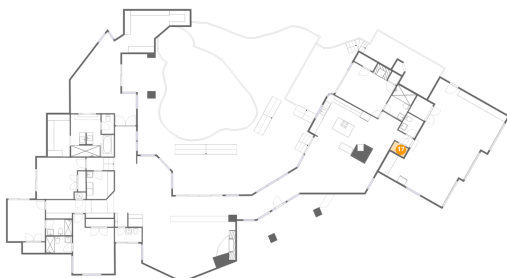
16 Floor 1 - Living Room



Max Dimensions: 33'8" x 18'1"
Calculated Area: 479 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 1 - Pantry



Max Dimensions: 4'10" x 3'1"
Calculated Area: 15 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

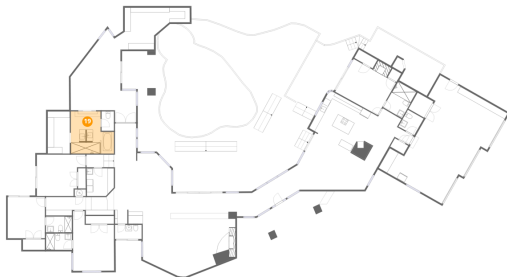
18 Floor 1 - Porch



Max Dimensions: 52'3" x 20'4"
Calculated Area: 1213 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

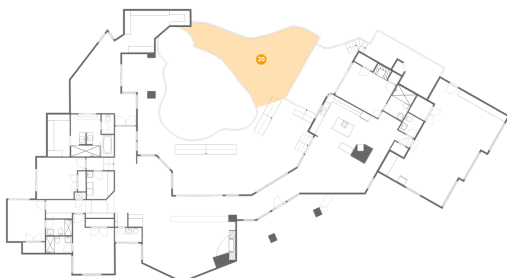
19 Floor 1 - Primary Bath



Max Dimensions: 13'7" x 13'3"
Calculated Area: 153 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

20 Floor 1 - Patio

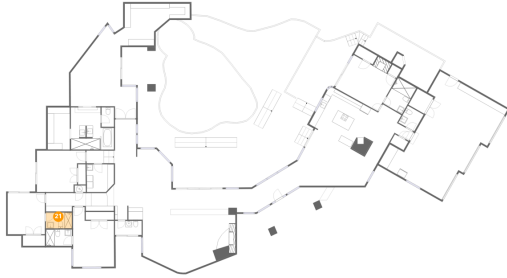


Max Dimensions: 39'3" x 21'7"
Calculated Area: 558 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

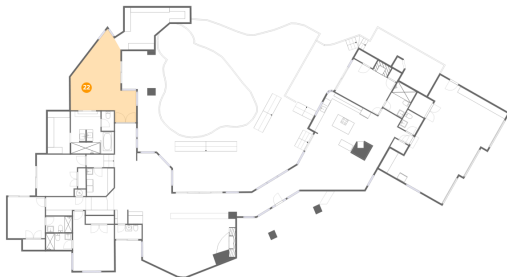
21 Floor 1 - Bath



Max Dimensions: 8'2" x 5'0"
Calculated Area: 41 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

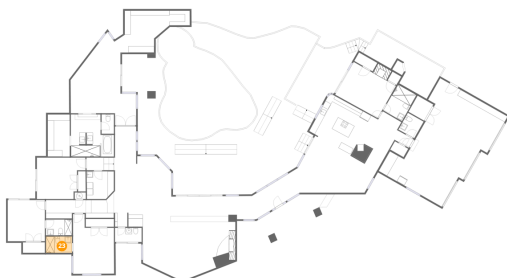
22 Floor 1 - Primary Bedroom



Max Dimensions: 20'7" x 25'11"
Calculated Area: 357 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 1 - Bath

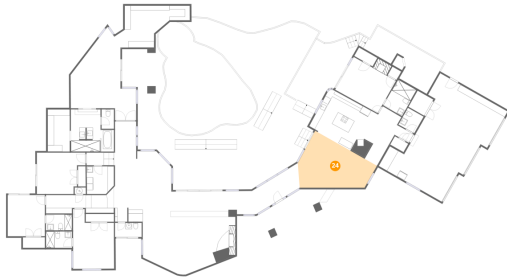


Max Dimensions: 8'2" x 5'2"
Calculated Area: 42 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

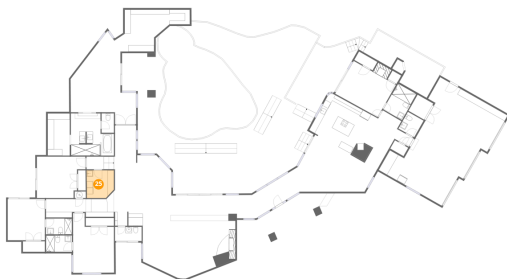
24 Floor 1 - Dining Area



Max Dimensions: 24'10" x 17'11"
Calculated Area: 296 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

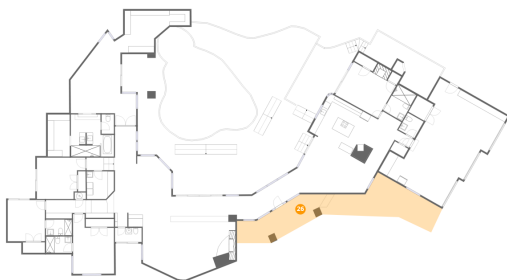
25 Floor 1 - Laundry



Max Dimensions: 8'7" x 6'7"
Calculated Area: 71 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

26 Floor 1 - Porch

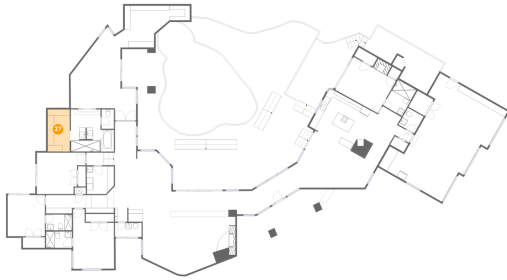


Max Dimensions: 54'3" x 6'11"
Calculated Area: 557 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

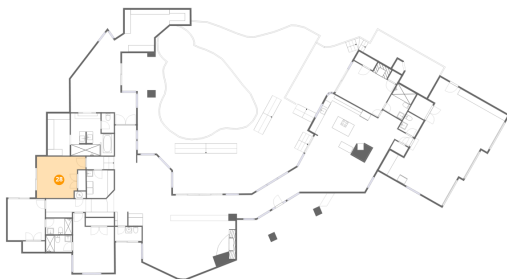
27 Floor 1 - W.I.C.



Max Dimensions: 6'11" x 13'3"
Calculated Area: 92 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

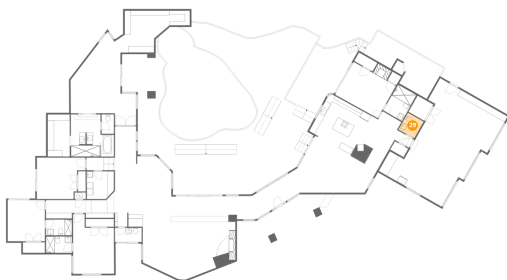
28 Floor 1 - Bedroom



Max Dimensions: 15'3" x 13'0"
Calculated Area: 172 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

29 Floor 1 - WC

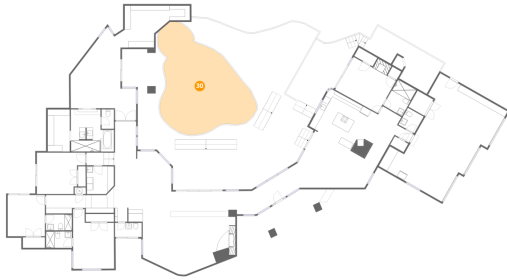


Max Dimensions: 5'8" x 5'11"
Calculated Area: 34 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

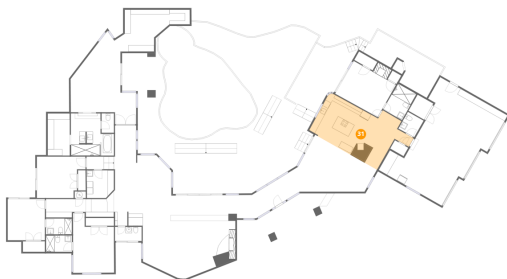
30 Floor 1 - Swimming Pool



Max Dimensions: 29'6" x 21'1"
Calculated Area: 706 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

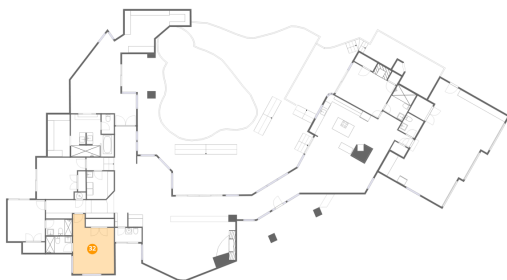
31 Floor 1 - Kitchen



Max Dimensions: 29'11" x 17'3"
Calculated Area: 385 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32 Floor 1 - Bedroom

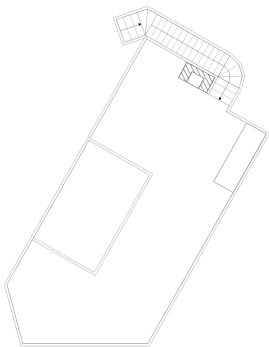


Max Dimensions: 12'11" x 18'9"
Calculated Area: 202 sq. ft
Included: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10040 E Happy Valley Rd, Reata Pass, Scottsdale, Maricopa County, Arizona, United States, 85255, #300

33 Floor 2 - Terrace



Max Dimensions: 21'2" x 45'4"
Calculated Area: 924 sq. ft
Included: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No