

Outstanding Bellasera Home – Scottsdale

30858 N. 78th Place, Scottsdale, Arizona 85262

FOYER

Charming courtyard with flagstone walk-way leads to entry

Seating area at courtyard to enjoy the views
Breathtaking desert & Mountain views front and back

8' Double doors w/ glass & wood
Side light panels & clerestory windows
16 x 16 Coahuila stone floors with black diamond granite inlays
Walls and ceilings accented with 8" crown molding
Light fixture plus recessed art lighting
Powder room with pedestal sink off foyer

FORMAL LIVING/DINING ROOMS

12' High flat ceilings
Walls of windows with desert and Mountain views
Extensive use of recessed lights and art lighting set the tone
Custom drapery window treatments
Hunter Douglas Silhouette blinds
Walls and ceilings accented with 8" crown molding
Handsome dining room fixture & matching wall sconces
Sliding glass door leads to pool area

DEN/STUDY/OFFICE

Double doors w/ glass to enjoy the views to the rear yard
Custom cornice window treatments
Hunter Douglas Silhouette blinds
Side window looks onto front courtyard
Walls and ceilings accented with crown molding



FAMILY ROOM

Expansive views across the lush desert wash
Open to large kitchen and breakfast room
Gas fireplace with beautiful ceiling to floor stacked stone
Built-in entertainment center for TV, speakers, and electronics
Recessed outlets to light artwork with separate switch
Hunter Douglas Silhouette blinds (hard wired remote controls)
Sliding glass door leads to pool area

**Get "Lucky"
In Real Estate**

8852 E. Pinnacle Peak Rd, J-2
Scottsdale, Az 85255



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KITCHEN/BREAKFAST ROOM

Enjoy great views while you entertain!!
Granite countertops with full backsplash
Built-in refrigerator/freezer
5 burner gas cook-top
Double ovens & built-in microwave
Large center island with breakfast bar
16 x 16 Coahuila stone floors with black diamond granite inlays
Built-in writing desk with custom CD holders
Bay windows w/ custom cornice window treatment
Hunter Douglas Silhouette blinds
Built-in bay window seat with view to flowing fountain & stunning sunsets
Maple cabinets with light rails and crown molding
Under cabinet Halogen lighting - remote switched
Pull-out drawers for cabinets
Incredible "California Closet" designed pantry with every built-in you could ever imagine



Large jetted soaking tub with Pueblo Stone surround

Pueblo stone counters with backsplash
Separate raised vanities plus knee niche
Large walk-in closet with silhouette blinds
Closet has custom built-ins for clothes, jewelry...

MASTER BEDROOM SUITE

Views to stunning pool area w/ vine covered Ramada & Kiva
Spacious room with high flat ceilings
Large sitting area to enjoy the sunsets
Gas fireplace with black granite hearth and mantle
Built-in entertainment niche for artwork, TV, & electronics
Dramatic ceiling fan
Custom window treatments (ceiling to floor)
Picture framing art light at ceiling
Hunter Douglas Silhouette blinds (hard wired remote controls)
Sliding glass door leads to pool area



MASTER BATH RETREAT

Oversized walk-in snail shower
Shower has floor to ceiling glass block
Skylight above shower w/ remote control shade
12 x 12 Pueblo stone floors
Triple glass block windows with custom window treatment

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LANDSCAPE ENTRY & REAR COURTYARDS

Professional landscape designed by award winning landscape architect
Palo Verde, Palo Brea, Mesquite, Acacia and Desert Fern trees
Flowering plants for all seasons
Extensive path & tree lighting to enjoy the outdoors day & night
Flagstone flows throughout the outdoor courtyard and seating areas
2 Tiered rock waterfalls cascade into heated pool
Reverse negative edge Pebble-Sheen pool
Granite boulders and stacked stone surround the pool
In-pool cleaning system
Gorgeous Ramada covered with flowering Pink Trumpet vines
Separate seating at Kiva fireplace with custom iron-work
Lushly landscape all around with 3 turf areas
Built-in BBQ/Serving bar with separate side burners
All exterior walls have stucco finish
6' high, 3 tier cantera stone fountain
"Jandy Aqua Link" programmable controller for all pool functions, fountain and multi-zone landscape lighting
"Irritrol" programmable controller for multi-zone irrigation

GUEST SUITE - LIVING ROOM

Views to front courtyard & Hillside Conservation Area
Versatile room – You decide how to use: media, 2nd office, or guest living room
Walls and ceiling accented with crown molding
"Casablanca" ceiling fan
Recessed outlets to light artwork separately switched
Custom window cornice treatment
Hunter Douglas Silhouette blinds (hard wired remote controls)

GUEST SUITE – 2 BEDROOMS

Spacious rooms with 10' high flat ceilings
Shared bath with raised vanity
6 x 6 stone tile counters with black splash
6 x 6 stone tile shower with custom glass door
Kohler fixtures and European shower head
Bath with built-in linen cabinet
Each room with large walk-in closets
"California Closets" with custom built-ins for clothes, shoes, & jewelry
Custom window cornices & drapes
Silhouette blinds (remote controlled)
Crown molding throughout each room
Both rooms situated off guest suite living room



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OTHER FEATURES

V-KOOL 70 – on all windows (UV/Infrared heat protection from sun)
Coahuila natural stone floors with black diamond inlays
Security system (3 key pads), gutters, & skylights
3 panel solid core doors throughout home
5 1/4" colonial baseboard with 3 1/4" colonial casing
Built-in ceiling speakers throughout home, plus surround sound
Remote controlled blinds throughout home
Extensive electronic lighting controls inside & outside
Handsome stacked stone & stucco exterior
Soft Water System
RO Drinking water filtering system
Cable TV, satellite, & high speed internet - Available
Upgraded Insulation - exterior walls R-22, ceiling R-38
Home office telecom outlet (phone FAX & Modem)
Category 5 telephone wiring - RG6 Quad Shielded cable all TV outlets

LAUNDRY

Spacious laundry with deep utility sink
Plenty of cabinets above and below
Two counter tops for folding clothes
Washer and dryer included
Full hall bath next to laundry
Hall bath with 6 x 6 stone tile and custom glass shower door
16 x 16 Coahuila stone floors with black diamond granite inlays

GARAGE

You won't find a cleaner garage than this one!!
3 Car garage with built-in cabinets and workbench
Cabinets to store everything including sunscreens
Epoxy sealed garage floors
Over height garage (8')
Electric door openers – keypad entry
Refrigerator in garage - conveys
Side door exit



SIDE YARDS



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