

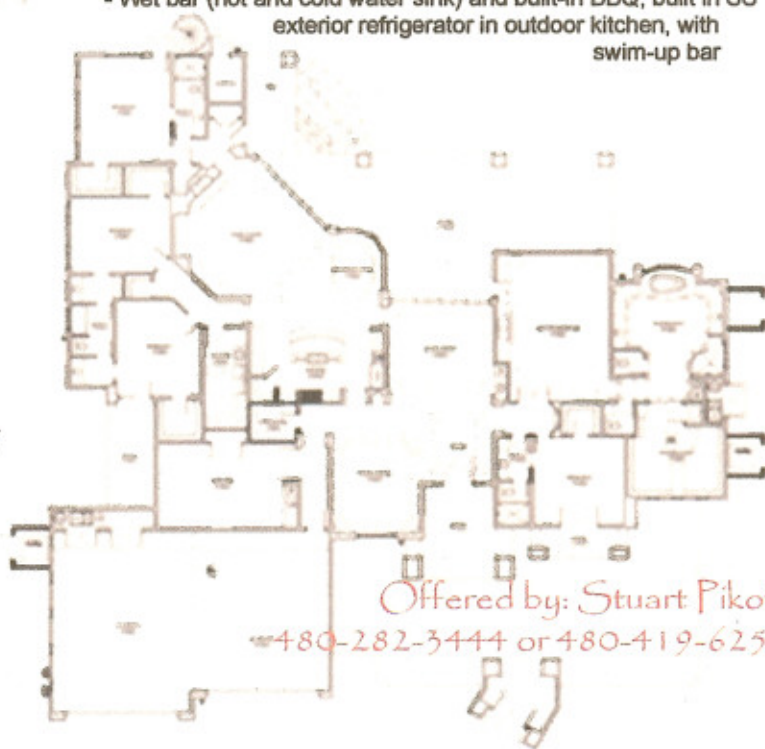


This unparalleled old world masterpiece, meticulously crafted by award-winning Manship Builders, is situated at the foot of famed Black Mountain. Enjoy unobstructed views of the breathtaking Continental Mountains, Black Mountain and awe-inspiring sunsets over the Sonoran desert.

Features:

- Two sets of custom 10' tall sliding glass walls
- Wine room with brick ceiling and separate split cooling system (capacity over 875 bottles)
- High efficiency Carrier AC units (3 zones main house), plus wine room, plus guest house
- Direct vent system for main house HVAC to minimize roof vents
- Two indoor fireplaces (Isokem, hand-built chiseled brick masonry) with gas logs and automatic start
- Custom pre-cast fireplace surrounds, hearths, mantles
- Perimeter lighting on view deck
- "Kick" lighting throughout home (on light sensor)
- Fire pit and seating with water feature and gas logs (backyard)
- Kiva fireplace with seating and patio (courtyard)
- Commercial grade misting system built into rear patio and guest house patio (can include ramada)
- Commercial grade heaters (3 zones) built into rear patio
- Custom designed 11' arched iron and glass "cantera" front door
- Custom designed arched iron and glass wine room door (with grape leaf design and twisted vine handle)
- Custom designed iron spiral staircase to view deck
- Custom designed iron / wood entry gate at courtyard
- Custom designed rail and iron inserts on view deck
- Master shower with built-in steam shower
- Custom glass showers throughout
- Pot filler over stove
- Professional grade SS appliances (including 6 burner / double oven Dacor range, Fisher Paykel and Asko dishwashers, microwave, warming drawer)
- Built in fire sprinkler system
- Insulated roof decking (R-38 wired to bottom of deck) for maximum energy efficiency
- Pitched roof with barrel clay tile in mud set
- Custom mortar-washed rock on front of home, courtyard wall accents, columns, chimneys
- Smooth-finish synthetic stucco exterior
- Pre-cast concrete accents courtyard wall, columns, chimneys, view deck columns
- Full outdoor kitchen with under counter refrigerator, sink, built in BBQ, storage, and lighting
- Ramada over outdoor kitchen
- Security system
- Radio RA controlled customizable interior lighting systems (2)
- Custom wooden garage doors with keyless entry
- Freestanding soaking tub in master bath with faucet and hand sprayer
- Fully wrapped exterior (sheerwall rated plyboard on entire structure) for added insulation, soundproofing and structural support
- Sound board insulation in mechanical rooms, theater, and wine room
- Built-in vacuum system
- Outdoor shower
- Master shower with rain shower, standard head, and wall sprayer (and steam shower)
- Pre-wired for ceiling fans
- Ceiling speakers indoor and patios

- Pristine 1.6 AC site boasts 9 massive old-growth saguaros, mature trees and Sonoran desert plants
- Aqua Link pool control systems
- Paver brick driveway and backyard hardscape
- Smart-wired for TV/phone, data lines, outdoor TV
- Copper drip edge, roof valleys, exterior door insets
- Epoxy finish garage floor
- Granite slab counters in kitchen and master bath and guest house
- Fountain in courtyard
- Built-in wall safe space
- Closet built-ins
- Curtain pockets in Master bedroom and bath, wired for motorized window coverings Master bedroom and Master bathroom
- Gorgeous three-tiered resort style backyard with custom pool and spa with swim up bar, sun deck, pop up cleaning system, spillways
- Custom furniture quality cabinetry:
 - European style alder cabinets with 1" thick, matching wood grain thermo-fused interiors in kitchen and matching tone interiors in all other cabinets
 - Dove-tail construction drawers with 9 ply boxes with clear lacquer seal throughout
 - Pull-outs, etc., cabinet fronts on refrigerator, dishwashers, warming oven, under-counter bar refrigerators and ice maker
- Wet bars throughout:
 - Breakfast bar / wet bar in master with under-counter refrigerator
 - Wet bar with ice maker in LR
 - Wet bar with under-counter refrigerator in theater (custom copper countertop, sink)
 - Wet bar (hot and cold water sink) and built-in BBQ, built in SS exterior refrigerator in outdoor kitchen, with swim-up bar



Offered by: *Stuart Pikoff*
 480-282-3444 or 480-419-6255