



**11765 E. DREYFUS AVENUE
SCOTTSDALE, ARIZONA 85259**

GENERAL DETAILS

OLD WORLD CRAFTSMEN ESTATE
5 BEDROOMS & 10 BATHROOMS IN MAIN HOUSE
GUEST HOUSE W/ LIVING, BED & BATH
3-TIER YARD W/ HEATED POOL AND SPA
FRONT COURTYARD ▪ 5-CAR GARAGE
APPROX. 10,269 SQUARE FEET LIVABLE
APPROX. 14,654 SQUARE FEET UNDER ROOF
APPROX. 0.78 ACRE LOT

LOCATED HIGH ON THE McDOWELL MOUNTAIN FOOTHILLS IN THE ANCALA COUNTRY CLUB, THIS CUSTOM DESIGNED SPECTACULAR ESTATE OFFERS UNOBSTRUCTED VIEWS OF CAMELBACK MOUNTAIN, PANORAMIC VIEWS OF CITY LIGHTS AND SUNSETS. SCHEDULED TO BE COMPLETED MARCH 2008, THIS HOME WILL BE CRAFTED FROM THE FINEST MATERIALS. DON'T MISS THIS OPPORTUNITY – THIS IS ONE OF THE FINEST VIEWS IN ALL OF SCOTTSDALE!

INTERIOR FEATURES

- FORMAL LIVING & DINING ROOMS
- SEPARATE STUDY & LIBRARY
- SECOND MASTER BEDROOM & BATH
- EXERCISE ROOM (OR LIVE-IN MAID QTRS)
- GAME ROOM / BILLIARDS WITH WET BAR
- MULTI-TIER THEATER
- 2 WET BARS & WALK-IN WINE CELLAR
- SITTING ROOM IN MASTER WITH JUICE BAR
- WALK-IN CLOSETS THROUGHOUT
- FIREPLACES IN MASTER, LIVING, FAMILY & GAME ROOMS
- GOURMET APPLIANCES, HANDCRAFTED CABINETS, MILLWORK & CEILING BEAMS
- DETACHED GUEST HOUSE W/ LIVING ROOM, BEDROOM, BATHROOM & KITCHENETTE
- ELEVATOR TO WALK-OUT BASEMENT LEVEL

EXTERIOR FEATURES

- FRONT COURTYARD W/ WATER FEATURE
- WRAP AROUND REAR PATIO W/ 2 FIREPLACES
- HEATED NEGATIVE EDGE POOL & SPA
- 3 TIER BACKYARD W/ FIREPIT, WET-BAR, AND OUTDOOR KITCHENETTE AREA W/ BBQ

OFFERED BY M&N HOMES, L.L.C.

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ALL INFORMATION DEEMED ACCURATE, BUT SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.
DETAILS OF ACTUAL HOME MAY DIFFER FROM ARTIST RENDERING SHOWN ABOVE.