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RUSS LYON REALTY COMPANY



Mirabel Village Lot 215

*Premier Collection*



Located along a massive arroyo between the Green and Fairway of the Par 4, 12<sup>th</sup> hole lies this outstanding custom residence located on one of Mirabel's Premier home sites. Old World Charm and incredible attention to detail is evident... as are the explosive views from every room of this livable work of art. An amazing blend of Spanish and Mediterranean forms combine to give this home the charm and characteristics of architecture from a time long ago. Imported stones, hammered metals and distressed woods seamlessly blend with modern day amenities. The floor plan offers large, open spaces in rooms that maximize flexibility. A stone accented foyer opens to the huge great room with massive fireplace and intricate stairway. The true gourmand's kitchen is steps from the family room built for entertaining and includes a fabulous indoor Cantina! The Master Suite is a His and Her's delight, with separate bath and dressing areas. On the grounds you will find a myriad of covered patios and view decks, a two-room Guest Casita and a sparkling pool and spa, all overlooking the irreplaceable combination of emerald fairways, natural Sonoran hues, sienna sunsets and sparkling city lights!

MLS# 2443470

5BR, 5 1/2 BR, 6643 sq ft., \$3,995,000



# Mirabel Village Lot 215

## Exterior

- Old Word Design featuring stucco exterior with authentic stone accents
- Three Car Garage with Custom Wood Doors and Hand Forged decorative hinges and hardware
- Mud set Tile Roof
- Paver Driveway
- Hand cut cantera stone around entry
- Wall mounted cantera stone found in exterior atrium

## Entry

- Custom Alder Front Door
- Foyer offers stone exterior and interior walls with groin vault accented ceiling with brick custom detail finish leading to the Barrel arched hall

## Great Room

- High Ceiling accented with distressed wood beams and iron strapping
- Stone masonry gas fireplace
- Custom Audio Video Cabinet with crown molding
- Custom, oversized accordion wood pocket door wall allows for use as a single French door or complete opening to covered patio and pool area
- Rustic, Hickory planked stairway with custom iron railing leading to loft and Guest Room
- "Look Under" beneath stairway houses a wine captain and cantilevered slab granite bar

## Dining Room

- Bay window looking out to courtyard
- Dedicated Wine Room with glass and iron door with slab granite corking table, dedicated cooling system and custom cedar racking system
- Rustic Hickory planked wood floor

## Powder Room

- Furniture style corner vanity with mosaic vessel basin, slab travertine top and satin nickel faucet
- Opposite corner furniture style makeup vanity with slab travertine top

## Kitchen

- Furniture style Alder Cabinetry with large crown moldings
- Oversized center island with seating area
- Full size *Sub Zero* refrigerator with Alder wood panel
- Full size *Sub Zero* freezer with Alder wood panel
- 48" *Wolf* stainless steel, dual fuel range
- *Wolf* stainless steel wall oven
- *Dacor* Warming Drawer
- *Dacor* Built-in Microwave
- Two *Asko* Full size Dishwashers with wood panels
- Custom vent hood with large stone corbels and hammered copper accents
- Granite countertops
- Double stainless steel sink
- Satin nickel faucets
- Separate Breakfast area with door to morning patio
- Large walk-in Pantry with custom built-ins

## Game/Media/Family Room

- Dual opening gas fireplace
- Distressed wood beamed ceiling
- Media wall for flat panel or projection television
- Rustic Hickory planked floor

## Indoor Cantina

- Interior Stone walls and lots of windows overlooking the patio and pool
- Large walk around copper and wood bar with custom Alder cabinetry
- *Sub Zero* bar refrigerator
- *Sub Zero* ice maker with wood panel
- Hammered copper bar sink with matching faucet
- Double door and window pass through to outside patio bar area
- Rustic Hickory planked wood floor

## Master Suite

- Large space with sitting area
- Distressed wood beamed ceiling
- Masonry gas fireplace with interior floor to ceiling stone
- Coffee bar with granite top, sink and small refrigerator

## Master Bath

- Furniture style Alder vanities with large crown moldings
- Slab travertine counters and tub deck
- Huge His/Hers walk-in shower with dual shower heads plus rain shower head and stone surround
- Large jetted *Whirlpool* bathtub
- "Hers" toilet area with bidet
- "His" toilet area with adjacent linen storage and stackable *ASKO* washer/dryer
- Separate His and Hers Walk in closets with extensive custom built ins

## Bedroom One (Down)

- Walk in Closet with Built-ins
- Private bath with full tub and shower combination
- Stone finished counters on furniture style Alder vanity
- Satin nickel faucet

## Bedroom Two/Office/Den (Down)

- French Door out to courtyard
- Walk in Closet with Built-ins
- Private bath with walk-in shower
- Stone finished counters on furniture style Alder vanity
- Satin nickel faucet
- Rustic Hickory planked floor

## Bedroom Four (Up)

- Walk in Closet with Built-ins
- Private bath with walk-in shower
- Stone finished counters on furniture style Alder vanity
- Satin nickel faucet
- Garden door leading to private deck

## Loft

- Overlook to Great Room and Family Room
- Garden Doors to large view deck offering Trellis cover of beams and corbels, stone cap half wall and tile deck floor

## Laundry Room

- Tile countertop with decorative backsplash
- Deep laundry sink
- Pullout satin nickel faucet
- Built in ironing board with wood panel
- Broom Closet

## Guest Casita

- Private Entry
- Custom Alder front door
- Separate sitting room and bedroom with direct access from backyard or pathway from motor court
- Double garden doors to private patio and gas fireplace
- Kitchenette with Alder cabinetry, *Sub Zero* refrigerator, stainless steel sink, built in microwave and granite counter
- Walk in closet,
- Full bath with walk in shower and stone surround
- Furniture style Alder vanity with stone top
- Satin nickel faucet

## Outside

- Heated *Pebble-tec* free form pool with spa and boulder waterfall
- Numerous covered decks
- *Viking* Gas barbecue
- Gas fireplace with Banco Seating

## Garage

- 3-car Oversized Bays
- Storage Room
- Epoxy Finished Floors

4 Bedrooms, 5 ½ Bathrooms, Office 6643 sq ft

Construction by *Koshari Development/Big Rock Development*

Architect: *Design Barbarians, Daniel Eastburn*

Offered by:

*Kevin Gonzales, Russ Lyon Realty 480-488-7582*

*Bob Lomax, Mirabel Properties 480-595-2545*

