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**HOMESMART**

6623 E. ASTER DR., SCOTTSDALE, AZ 85254

**NEW CONSTRUCTION HOME**

**4 ENSUITE BEDROOMS | 5 BATHS | OFFICE | DEN | MOUNTAIN VIEWS**

**STUNNING NEGATIVE EDGE PEBBLE SHEEN POOL & INFINITY SPA**

New construction in a quiet neighborhood just minutes from Scottsdale Quarter, Kierland, the new PV Mall, restaurants, the Mayo Clinic, great schools, Hwy 101 & more. Split floor plan w/4,278 sq ft on a half-acre, 4 ensuite bedrooms, 5 baths, office, bonus room, and a great room with soaring ceilings and a glass wall of retractable doors leading to an AZ backyard paradise w/a 4,500 sq ft bi-level patio surrounding a large negative edge pebble sheen pool & infinity spa! Quality abounds w/black Andersen windows, Hinkley Lighting, 48" Viking gas range, micro & dishwasher, a 66" professional refrigerator, a large Taj Mahal Quartz waterfall island, white oak flooring, a concealed 14x7 ft butler's pantry, and much more!

### **LUXURIOUS DESIGN**

- Spacious great room with soaring ceilings, clerestory windows and a glass wall of double, 8' tall tri-folding glass doors leading to the covered back patio and resort style backyard
- Taj Mahal Quartz waterfall kitchen island with a large stainless galley sink, plenty of seating space and surrounding kitchen countertops with Montreal Quartz and an additional kitchen sink overlooking the exquisitely designed backyard
- Top-of-the-line stainless steel kitchen appliances, including a 48" Viking Dual Fuel Range with double ovens, 6 burners and a large griddle, a wall pot filler, a Viking microwave and dishwasher, a large 66" double door Professional Refrigerator and a built-in Thermador Espresso Machine
- Glass wine cellar in the great room with gorgeous marble walls, a WhisperKool refrigeration system and built-in wine racks capable of displaying 147 or more bottles
- A large 14 x 7 ft. concealed butler's pantry in the kitchen with a separate sink, refrigerator, icemaker and plenty of extra cabinet and food preparation space
- Brizo and Delta faucets/fixtures throughout, two kitchen sinks, plus an additional sink in the hidden butler's pantry
- Wide plank White Oak flooring and 7" baseboards throughout
- Large primary bath with a 14 x 7 ft. glass enclosed shower area with marble tile and a soaking tub, as well as two regular shower heads, two rainfall shower heads and two handheld shower heads
- Large primary walk-in closet with custom cabinetry, a chandelier and a full-length lighted dressing mirror
- Separate bar area just outside the primary suite with a quartz countertop, a wood paneled wall and beverage refrigerator
- 4 additional bathrooms, all with custom floating Walnut finish cabinets and underlighting, quartz counters, handcrafted Zellige tile and soft close drawers
- Fireplace with a 16 ft calming black tile surround/overmantel extending to the great room ceiling, currently exhibiting an 85 inch framed television, allowing you to exhibit art and/or accentuate your home design features when not viewing shows

- Fireplace overmantel is flanked on each side by hidden wall speakers, located just below the clerestory windows which brighten the room and highlight the towering great room ceiling
- Large family room or media room adjoining the three west-wing bedrooms—a perfect play/relaxation area for the kids or guests
- Large laundry room with two washers and two dryers, thin edge shaker cabinets, quartz counter tops and a marble backsplash

## **QUALITY CONSTRUCTION**

- All new 2024 construction incorporating a small slab from the prior home
- Smooth synthetic stucco exterior finishes with desert blended colors
- All the modern touches, including 400-amp electrical service, numerous pre-wired functions, recessed LED lighting and stylishly unique Hinkley chandeliers
- Andersen® energy efficient, low-E windows throughout and custom black steel doors w/Baldwin hardware
- Two Rinnai tankless gas water heaters with built-in recirculation pumps
- Entire home is spray foam insulated (walls and ceilings), including the garage, which also has an insulated garage door w/remote Internet operation capabilities. The home's ceilings are rated R-30, and the walls are rated at R-19.
- Home is pre-wired for sound, including connections for outdoor and landscape speakers, a home network, televisions, a surveillance system and motorized window shades, if desired
- Two Trane R410A HVACs with programmable Nest thermostats

## **RESORT STYLE YARD**

- Taking center stage in the backyard is the heated, 46 x 30 ft negative edge pebble sheen pool and infinity spa with front bubblers, two Baja shelves, Microbrite LED lighting, a Pentair high performance heater, a Pentair cartridge filter, two energy efficient pool pumps, all surrounded and complimented by Miniature Pygmy Palms, accent plants and a large outdoor 4,500 square foot patio
- The one-of-a-kind pool is surrounded by an equally stunning 4,500 square foot, two level, Artistic Stone outdoor paver patio, stretching from the back of the home and artfully surrounding the negative edge pebble pool and infinity edge spa. This outdoor patio is truly an entertainer's paradise, and the beauty of the Artistic Stone pavers is matched by their utility, being comparatively cool to the touch even on the hottest days of summer!
- The outdoor patio includes a finished large steel ramada with a built-in BBQ (natural gas), ice cooler, TV, a fireplace and plenty of room for covered seating and/or lounge chairs
- Perfect North/South home orientation with mountain views and covered front and back patios, both with tongue and groove ceilings and large side yards with the potential for additional parking, storage, and/or sport court
- Spacious circular driveway made of Solar Gray pavers and an automated and remotely controlled backyard sliding gate, large enough for an RV
- Professionally landscaped yard, including a front and back irrigation system, new sod, decorative rock, a Ficus privacy wall, palm trees surrounding the pool area, front yard desert landscaping including a large Saguaro, as well as other beautiful drought resistant desert plants