

# *Exquisite Custom Home*



North Scottsdale  
TROON FAIRWAYS

The Luckys  
NORTH SCOTTSDALE



Russ  
Lyon

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10475 E Candlewood Drive  
TROON FAIRWAYS

3 Bed | 3 Bath | 3 Car  
3,288 SQ FT

## On-trend Finishes

This exquisite custom home in gated Troon Fairways at Troon Village has views of the 2nd Fairway of Troon Country Club's private course in a private cul-de-sac setting. Perfectly sized at just under 3,300 SF, this three bedroom, three bathroom, three car garage floor plan features beamed ceilings and beautiful on-trend finishes.

Upon entering the foyer the vaulted, beamed ceilings draw your eye to the cantera stone fireplace & the large picture window overlooking the resort style backyard, lush golf course & up close views of Troon Mountain. Multiple lounge areas surround the play pool with boulder waterfall, which is flanked by two separate covered patio areas, one with a corner fireplace and the other with a built-in bar top and BBQ, heated spa, artificial turf, firepit, and planters.

The wood and travertine flooring can be found throughout including the master suite retreat with exterior access, cantera stone fireplace, plantation shutters, and a large bathroom with dual vanity sinks, separate shower and tub and a walk-in shower. One guest suite with a bath could be used as a den/office and the other guest suite is split from the master with an ensuite bath and exterior access.

The well-appointed kitchen is adjacent to the dining room and features custom cabinetry with matching paneled wine fridge, granite counters and glass mosaic backsplash, cantera stone hood vent, stainless steel appliances with a gas cooktop, two sinks, countertop seating and a private breakfast rotunda with beamed ceiling perfect for morning and evening lounging while taking in the views. Don't miss out on this move-in ready home!



Matt | Lisa | Laura

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NORTH SCOTTSDALE

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