

SCOTTSDALE GRAYHAWK HOUSE BY CACHET HOMES

"Exquisite Golf Course Home with Mountain Views and a North/South Exposure"



8470 East Angel Spirit Drive, Scottsdale, Arizona 85255

List Price \$1,115,000

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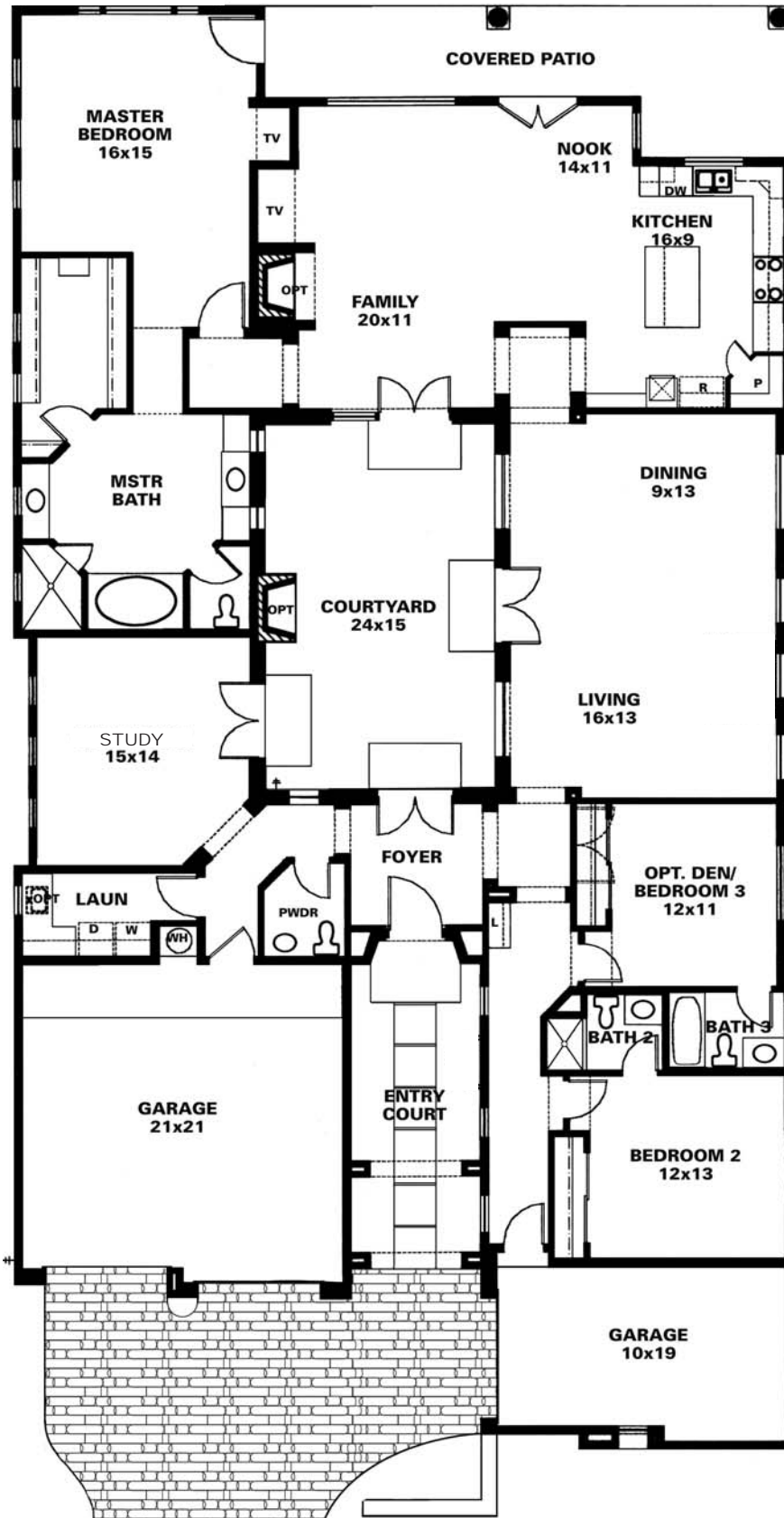


All information provided is deemed reliable but is not guaranteed.
Buyer should verify the accuracy of information provided to their satisfaction.
Agent/Broker related to seller.



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*SQUARE FEET PER ASSESSOR. ALL FLOOR PLAN MEASUREMENTS ARE APPROXIMATE.

Entry:

- **8' Tall "Knotty Alder" Entry Door**
- **Entry Walkway Covered with Tumbled Pavers in a Random Pattern**
- **Accent Lighting**

Interior Courtyard:

- **36" Gas Fireplace**
- **Wall Fountain**
- **Tinted French Doors and Windows by "Accent by Masters"**
- **Mounted Wall Speakers in Courtyard**
- **Entire Courtyard Floor Covered with Tumbled Pavers in a Random Pattern**

Backyard:

- **Gas Line for BBQ and Firepit**
- **Mounted Wall Speakers in Covered Patio**
- **Natural Gas Firepit with Half-Circle Bench**
- **Built-in Stainless-Steel Natural Gas BBQ with Bar-height Seating**
- **Patio Floor Covered with Tumbled Pavers extending into Backyard**



Home entry features four columns, tumbled paver entry walkway, accent lighting, and “Knotty Alder” entry door.



Home surrounds an intimate courtyard with pavers, gas fireplace, wall fountain, & mounted wall speakers. French Doors open to the courtyard from the Entry Foyer, Living/Dining area, Family Room, and Study.



Backyard features gas firepit with bench, gas BBQ with bar-height seating, covered patio, speakers, pavers, and view fencing on golf course. The sideyard is big enough for pool, spa, or other desirable addition.

Kitchen:

- **Stainless-Steel Gas 5 Burner Cooktop by KitchenAid**
- **Stainless-Steel “42” Hood by Air-O-Hood (above Cooktop)**
- **Stainless-Steel Microwave and Oven by KitchenAid**
- **Stainless-Steel Dishwasher by KitchenAid**
- **Stainless-Steel Side-by-Side Refrigerator by KitchenAid**
- **Stainless-Steel Undermount Sink**
- **Stainless-Steel Faucet by Price Pfister**
- **Honed Granite Slab Countertop**
- **Glass in 2 Upper Cabinet Doors**
- **Appliance “Garage” at Kitchen Countertop Corner**
- **Automatic Dustpan Inlet in Kitchen (Central Vacuum System Option)**
- **Pendant Lights (above island)**
- **Additional Recessed Lighting**
- **Walk-in Pantry**
- **16” X 16”Slate Flooring**

Family Room:

- **36” Gas Fireplace with Embossed Rusted-Iron and Wood Mantle**
- **Custom Wood Built-in Entertainment Niche**
- **Built-in Ceiling and Wall Surround Sound Speakers**
- **Electrical Outlet in Floor**
- **Ceiling Fan**
- **16” X 16”Slate Flooring**

Living/Dining Room:

- **Custom “Faux” Finishing on Dining Wall**
- **Dimmer for Dining Room Chandelier**
- **Electrical Outlet in Living Room Floor**
- **Woven Wood Roman Shades on Windows**
- **5” Cherry Plank**

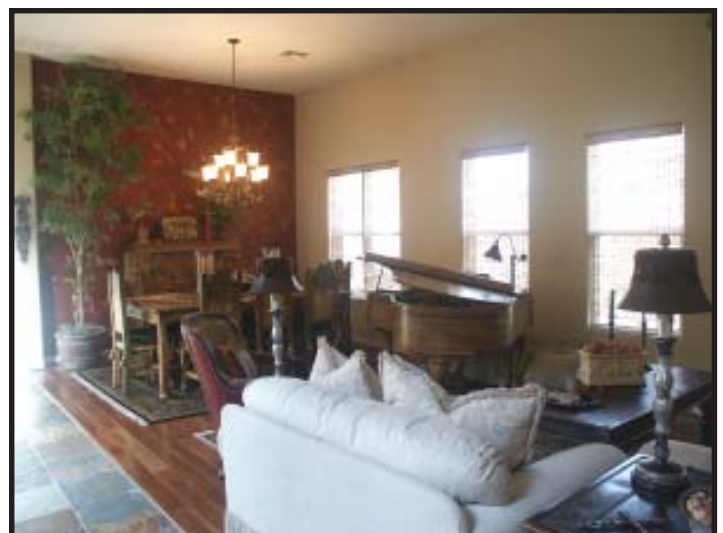
* Samsung 50” DLP negotiable with purchase of home.



Kitchen is "light & bright" featuring beautiful cabinets, slate flooring, honed granite-slab countertops, pendant lights above island, stainless-steel appliances, stainless-steel undermount sink and faucet.



Family Room features slate flooring, custom built-in entertainment niche and fireplace mantle. Comfortably watch TV/Movie & fireplace while enjoying sound from the built-in surround sound speakers.*



Large Living/Dining Room with cherry plank flooring, "faux" dining wall, and decorative chandelier. Plenty of Light with four windows on one side and "French" courtyard doors & windows on the other side.

Den/Study:

- **Custom Built-in Tandem Desk, Bookcases, File Drawers and Cabinets**
- **Dual Phone Lines**
- **High Speed (Broadband) Cable Connection from Cox**
- **Ceiling Fan**
- **5" Cherry Plank Flooring**

Master Bathroom:

- **Separate Water Closet with Upper Cabinet above Toilet**
- **Separate Tub (Jetted) and Shower**
- **Walk-in Closet with Custom Closet System**
- **Custom Storage Ottoman in Center of Bathroom**
- **Custom Hand Painted Mural above Master Tub**
- **Separate His/Hers Vanities (hers with makeup counter)**

Master Bedroom:

- **Plantation Shutters on Windows and French Door to Backyard**
- **Ceiling Fan**
- **5" Cherry Plank Flooring**



Study/Den features a custom wood built-in tandem desk with bookcases, file drawers and cabinets. Designed for two to work comfortably with computers.



Master Bathroom features his & hers vanities (hers with makeup counter), separate "jetted" tub & shower, separate water closet with upper cabinet above toilet, and walk-in closet with custom closet system.



Master Bathroom with custom hand painted mural above tub and custom storage ottoman in center. Master Bedroom features ceiling fan and plantation shutters on window & French door to backyard patio.

Powder Room:

- Custom “Faux” Finishing on all walls
- Designer Light Fixture above Decorative Mirror

Laundry Room:

- Gas Line for a Gas Dryer
- 220 Electrical Outlet for a Electric Dryer
- Laundry Sink
- Upper Cabinet above Washer Dryer Area

Bedrooms Two and Three:

- Private Bathroom for each Bedroom
- Ceiling Fans in All Bedrooms
- Plantation Shutters in all Bedrooms
- Clear Glass Tub/Shower Enclosure for 3rd Bathroom

Garages:

- Both Garage Floors Epoxy Coated
- Built-in Cabinets in 2-Car Garage and 1-Car Garage
- Built-in Workbench in 2-Car Garage

Miscellaneous:

- Solid-Core Wood Interior Doors
- Interior Door Levers “Oil Rubbed Bronze”
- Two-Tone Interior Paint (“Pearl White” and “Sienna Sand”)
- Central Vacuum System (includes dustpan inlet in Kitchen)
- Water Treatment System (whole house) by H2O Concepts
- Almond “Decora” Electrical Switches and Cover Plates
- Additional Standard Security System Keypad near Garage
- Two Additional Smoke Detectors for Security System
- Additional CAT5 Outlet
- Additional RG6 Coax Outlet
- Dual-Zone A/C Unit with Gas Furnace
- Dual-Pane Low-E Windows



Powder Room has designer light fixture above decorative mirror and custom "faux" painting.



Laundry Room has laundry sink with cabinets below sink and above laundry machine area.



1-Car Garage has epoxy coated floors, built-in cabinets, and a garage door opener.



Bedrooms Two and Three each have their own private bathroom.



2-Car Garage has epoxy coated floors, built-in cabinets & workbench, and a garage door opener for each of the two garage doors.



Some places are like no other. Bestowed with a beauty all their own, they are instantly awe-inspiring, immediately captivating, and above all, never forgotten...

Arizona is one of those places

Here, you can marvel at the centuries-old grandeur of the Grand Canyon. Breathe in the pine-scented freshness of mountain forests. Feast your eyes on the lively colorfulness of the desert in bloom. Or feel the soul-stirring serenity of a legendary southwestern sunset.

Complementing this natural beauty is one of the state's most desirable living areas: **Scottsdale**. Refined, sophisticated yet at the same time, true to its friendly western heritage, this resort haven tastefully boasts everything needed for the good life you deserve -- championship golf courses, fine restaurants, world-renown art galleries, plus shopping, sports and entertainment facilities to tickle anyone's fancy.

Not surprisingly, it is within this upscale city that you'll find another place like no other - the top rated master-planned community of **Grayhawk**. Located in distinguished **North Scottsdale**, this one-of-a-kind community blends relaxed southwestern living with a full array of cosmopolitan conveniences. Indeed at **Grayhawk**, you can enjoy two award-winning golf courses, restaurants, and a community clubhouse while scenic hiking, biking and jogging trails put the rustic appeal of the *Sonoran Desert* right at your door.

Grayhawk's Renaissance

Naturally, such a standout community calls for only the finest residences, which is precisely what you'll discover at **Renaissance** by **Cachet Homes**.

Like the state, city and community it calls home, **Renaissance** truly is a place like no other.

Welcoming you with irresistible Old World charm, **Renaissance** offers detached European **courtyard** homes. But not just any homes. Designed by **Bob Bacon**, the award-winning architect behind such masterpieces as **The Bolders Resort** and **Desert Mountain** clubhouse, **Renaissance's** homes are alive with the warmth and spirit of a traditional *Tuscan* village.

Topped with custom-blended tile, rooflines are staggered and varied in color, reflecting the deep-rooted *Tuscan* tradition of adding on to homes to accommodate the growth of multigenerational families.

Donning the subtle, earthy colors of an artist's palette, multi-toned exterior walls have hand-trowelled sand finish stucco. Complementing them is a combination of wrought iron gates, iron ornamentation and accent shutters.

Exposed aggregate sidewalks, and *Bomanite* driveways create the ambiance of cobblestone walkways. Graceful archways invite you into each home's focal point - a spacious open courtyard, which depending on the floor plan, can include a cozy masonry fireplace. Inside, **Renaissance** homes delight with a myriad of stylish details - all of the finest quality. Step through the stately 8-foot alder entry door and you'll be swept away by features such as French doors and masonry fireplaces as well as plush carpet and eye-pleasing ceramic tile throughout. Hand-trowelled walls with rounded corners add a distinctive

European touch as do deep-set windows and elegant art niches. Solid-core interior doors testify to each home's expert craftsmanship while designer light fixtures and recessed lighting create soothing washes of ample light. Adding new meaning to the term "gourmet kitchen," *Renaissance* homes enchant with dramatic black appliances contrasted against warm maple cabinetry and your choice of granite tile or *Corian* counter tops. In master baths, luxury abounds in such details as Roman tubs with tile decks, dual sinks, roomy walk-in closets and tile counter tops. Leaving no need unmet, even home office wiring and a security system are included.

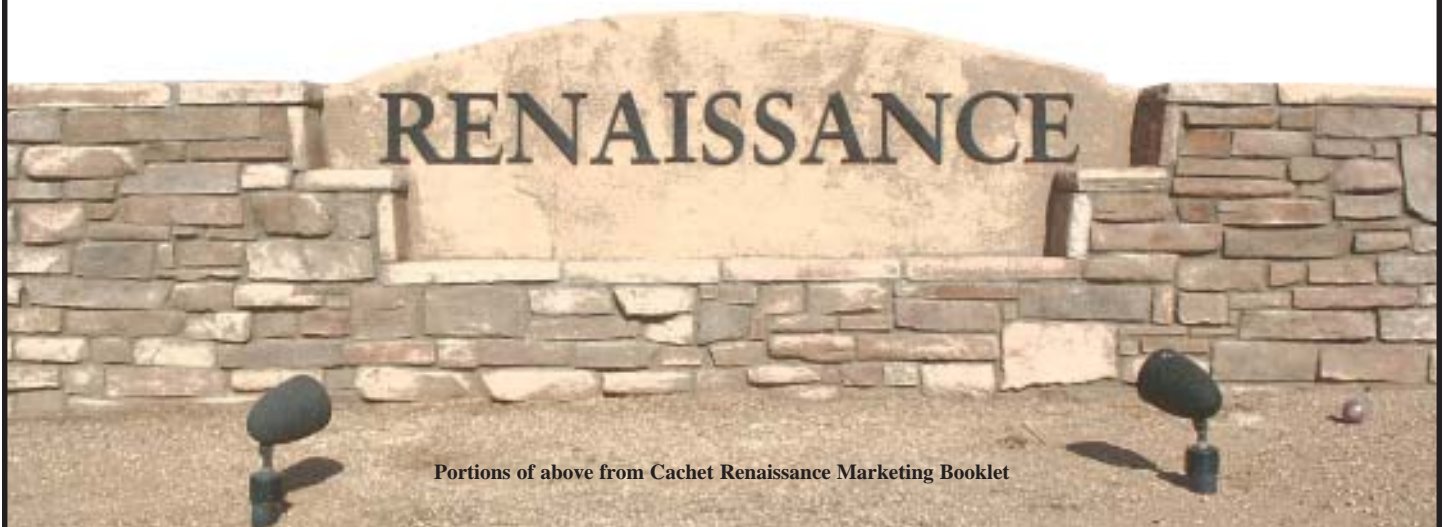
The community association provides front-yard maintenance, basic cable TV service, and exterior painting to all *Renaissance* homes; helping to provide a carefree existence to owners that leaves plenty of time for leisure.

Surrounded by *Grayhawk's* lush *Talon* Golf Course, *Renaissance* offers three floor plans. Named after authentic *Tuscan* cities, these plans range in size from just over 2,400 square feet to nearly 3,000 square feet. The largest floor plan, *Sovana*, has a dramatic center courtyard, wonderfully viewable from almost every room. Other design features of the standard *Sovana* floor plan include: 3 bedrooms; large den (ideal for a private study); 3 1/2 bathrooms (each bedroom has its own bath plus a convenient powder room for guests); dramatic formal living & dining area; light and bright family & kitchen area with center island and nook for casual dining; and garage parking for 3 cars (2-car garage and a separate 1-car garage).

The *Sovana* floor plan is named after a city in Italy. In *Sovana*, which is just an hour or so away from Rome and Florence by train, the peaceful beauty of romantic country life lives on. Bountiful wine regions are nearby and buildings have been lovingly restored. Travertine and brick walls exude a warmth and grace all their own, as do old roof tiles and wood-beam ceilings. A prosperous city during medieval times, *Sovana* is only lightly inhabited today. Its rich history as a vital economic and social center is evidenced by the tower, walls and gate that remain a tribute to its days as a large and mighty fortress.

The result? At *Renaissance*, you'll find the special place you've been looking for. A place brimming with the quality of one of Arizona's premier homebuilders (*Cachet Homes* Ranked #1 Homebuilder in Arizona for 2002). A place that captures the excitement and ambiance of a special time in history. A place that doesn't just become your home. It becomes part of you.

Simply put, at Renaissance, you'll discover a place like no other.



Portions of above from Cachet Renaissance Marketing Booklet

The Retreat at Grayhawk

The Retreat at Grayhawk features guard-gated neighborhoods with many amenities including: two world-class, 18-hole golf courses (see below); superb casual dining (see below); miles of trails for hiking, biking and jogging (known as the Grayhawk Walk trail system); peaceful landscaped common areas with barbecue pavilions; community tennis courts; swimming pools, many with spas; and community tennis courts. These amenities are reserved for the private use of *The Retreat* residents and their guests.

Additionally, every *Grayhawk* resident has access to the **Resident Program Director**, who maintains a yearly calendar of sporting events, social functions and cultural activities designed to help residents get to know one another while taking advantage of all *Grayhawk* has to offer.

In the past, some of these activities have included “Dine-Arounds” in Scottsdale as well as cooking lessons, basketball tournaments, holiday parties and “Walking on Wednesdays.” Residents continually suggest new ideas to the **Resident Program Director**, keeping the list of activities fresh, exciting and customized to their way of life.

Grayhawk’s Golf Courses

Scottsdale’s acclaimed *Grayhawk Golf Club* offers two of the Southwest’s most enjoyable and challenging golf experiences, the *Talon* and *Raptor* courses.

The 6,973-yard, par-72 *Talon* Course, designed by former PGA and US Open Champion David Graham and architect Gary Panks, was selected as one of Golf Magazine’s “Top 10 You Can Play.” In addition to thrilling golf, *Talon* provides players with breathtaking views of the nearby *McDowell Mountains* and the unspoiled beauty of the great *Sonoran Desert*. *Grayhawk’s Talon* is the host site of the finals of the Andersen Consulting World Championship of Golf.

The 7,108-yard, par-72, *Raptor* Course (from the back tees) was designed by award winning golf course architect Tom Fazio.

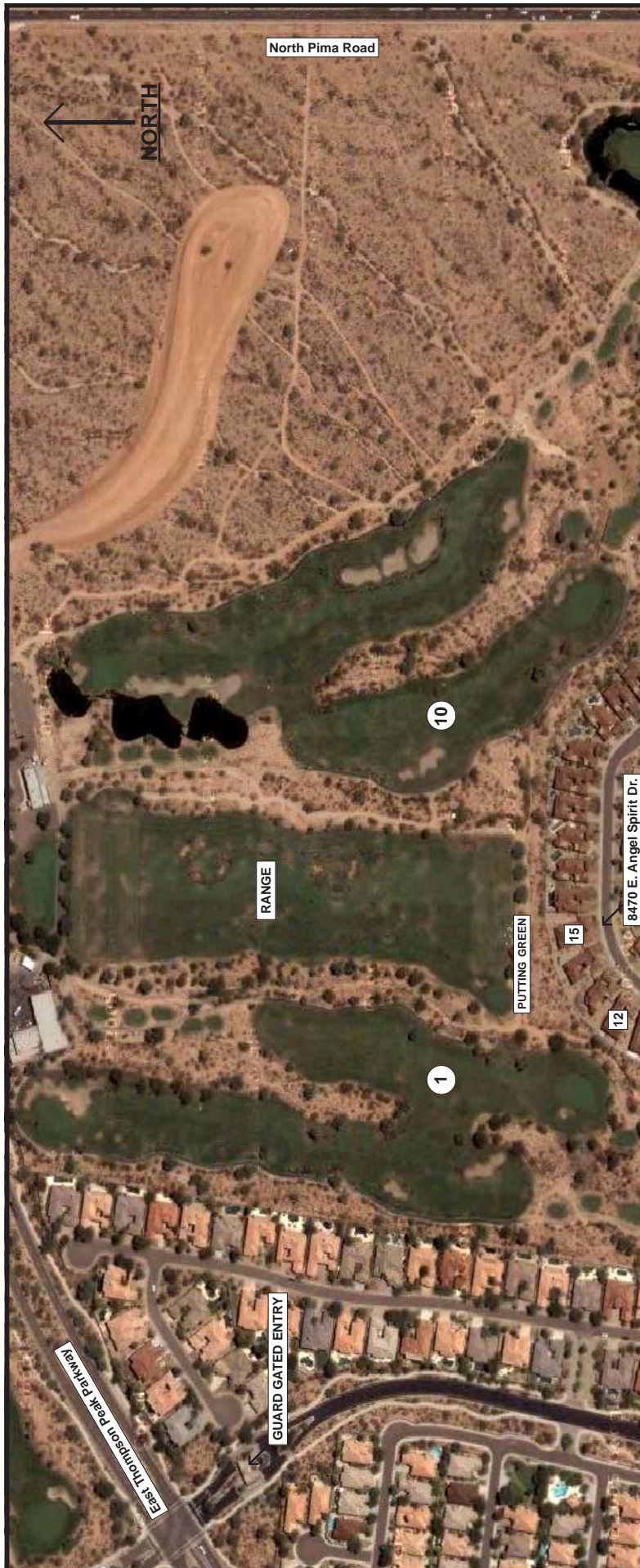
Casual Southwestern Dining

Quill Creek Cafe and *Phil’s Grill* offer two unique dining options at *Grayhawk’s* own award-winning clubhouse. For meetings or special occasions, the *Heather Farr Room*, *Champion’s Room* and *Board Room* are also available.

Named for PGA touring pro Phil Mickelson, the cozy *Phil’s Grill* features a wood-burning sandstone fireplace, supple leather chairs and big-screen televisions. The menu is a mixture of traditional grill items as well as excellent Southwestern-inspired dishes.

The *Quill Creek Cafe*, on the other hand, is a casual, yet upscale eatery accentuated by its sculpted plaster walls, beautiful wood and log ceilings, custom juniper and copper bar and demonstration kitchen. Large picture windows showcase breathtaking views of *Grayhawk’s Raptor* golf course and Scottsdale’s *McDowell Mountains*. For an even better view, al fresco dining is available on the cafe’s creekside patio, where a mesquite-burning fireplace keeps the atmosphere warm and inviting. The *Quill Creek Cafe’s* menu includes eclectic dishes ranging from classic American cuisine and delicious pasta creations to tempting Southwestern specialties.

With so much to offer, *The Retreat* is the ideal choice for year-round or part-time residents.



Here is your chance to own a piece of the Renaissance...

Renaissance by **Cachet Homes** consists of only 65 homes within a portion of the **Grayhawk** community known as **The Retreat**.

Almost half of the 65 **Renaissance** homes (about 30) have backyards facing the golf course with nearly two-thirds of these homesites having the most desirable North/South exposure. Please note that all of the **Renaissance** golf homesites are on the **Talon** course; the *best* of the two **Grayhawk** golf courses (see previous page for details).

The listed home, **8470 E. Angel Spirit Drive**, is located on a golf homesite (lot 15) between holes 1 and 10 (nearer to hole 1). The backyard faces the putting green at the end of the range.

This location provides safety from stray golf balls; the current/original owner having found no balls in their backyard in the nearly two years since the home was completed. The home enjoys a North/South exposure with the backyard facing almost due North.

For interior and exterior features including photos of this fantastic **Sovana** floor plan home, please review the first 11 pages of this brochure. To truly experience the designer aspects and wonderful feel of the home, don't hesitate to contact a **Realtor** for a private showing.

Driving Directions: From **East Thompson Peak Parkway** (located between **North Scottsdale Road** and **North Pima Road**), turn Southeast onto **North Grayhawk Drive** (at the **The Retreat** sign). You must speak with the guard for entry; once authorized proceed through gate and turn Left (Northeast) onto **East Talon Drive**, then Left (Northwest) onto **North 84th Way**, which becomes **East Angel Spirit Drive** (the home will be on the Left-side).

NOTES