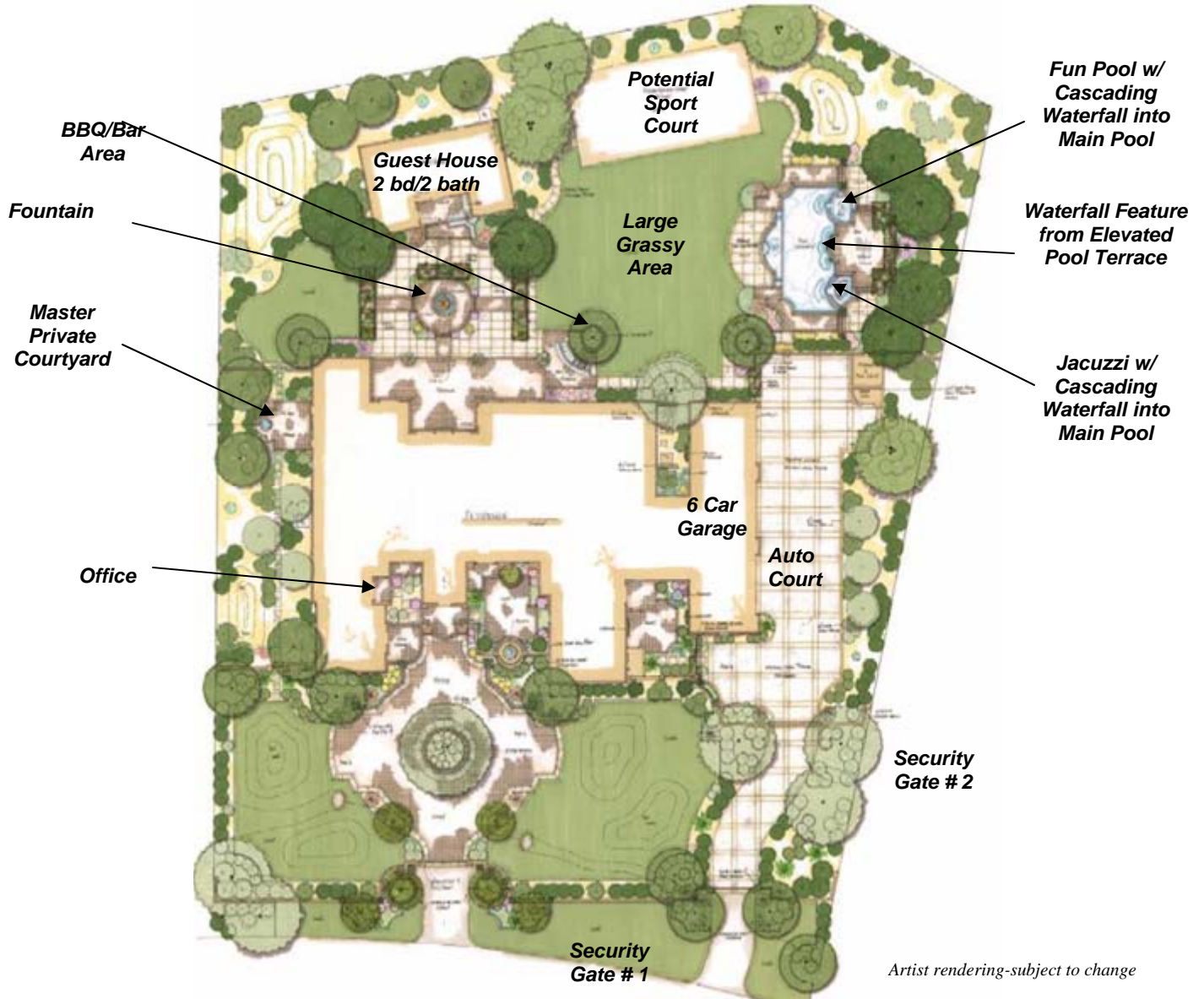


# 6116 N. 38th Place Paradise Valley 85253



5 Bedrooms ~ 8.5 Baths ~ 2 Suite Office ~ 2 Bed/2 Bath Detached Guest House ~ Game Room ~ 9,556 sf. ~ 1.4 Acre ~ 6 Car Garage w/Gated Auto Court ~ Gated Front Courtyard ~ City Light & Mountain Views ~ 2008 Santorini Spec Home ~ Offered at \$3,995,000

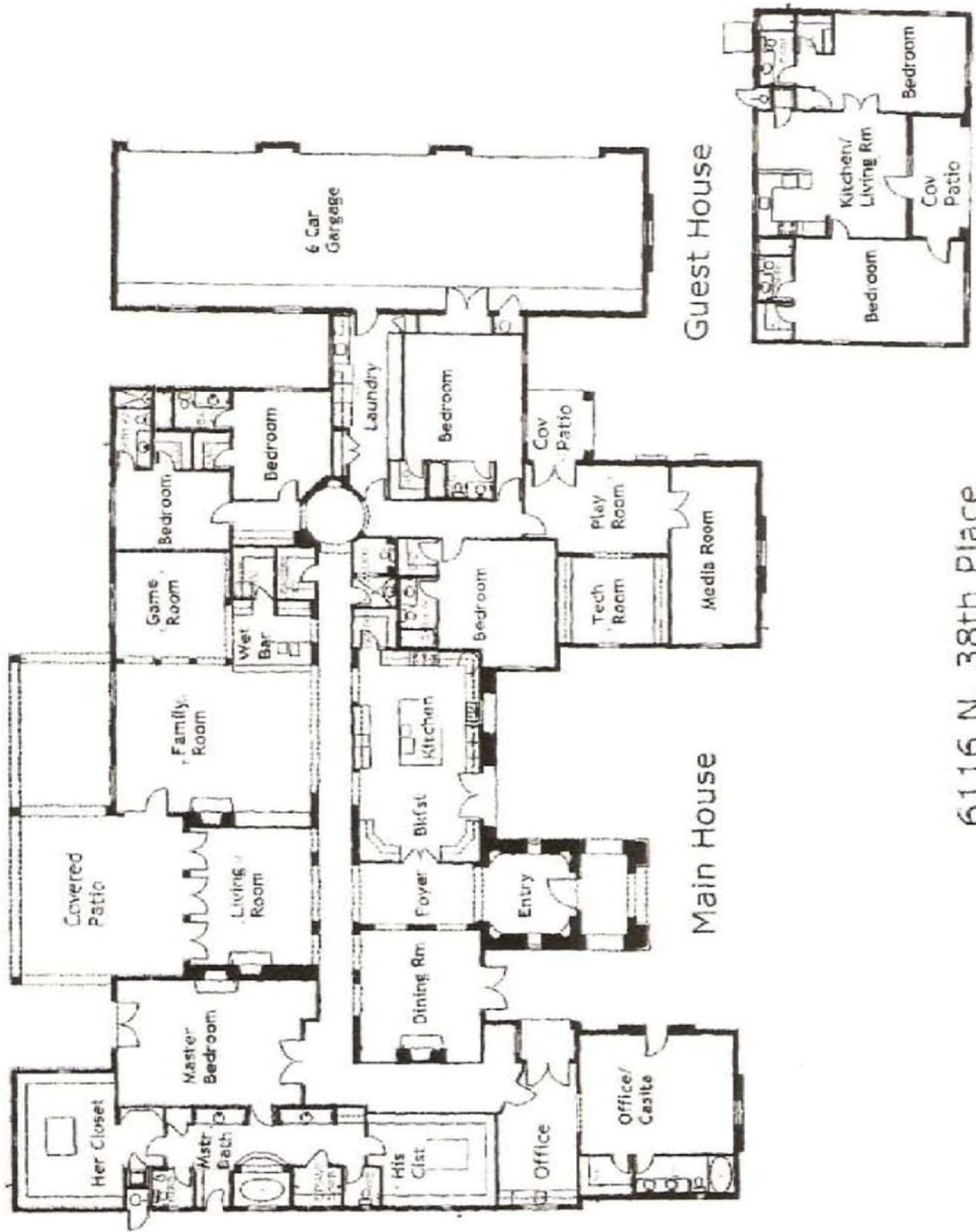


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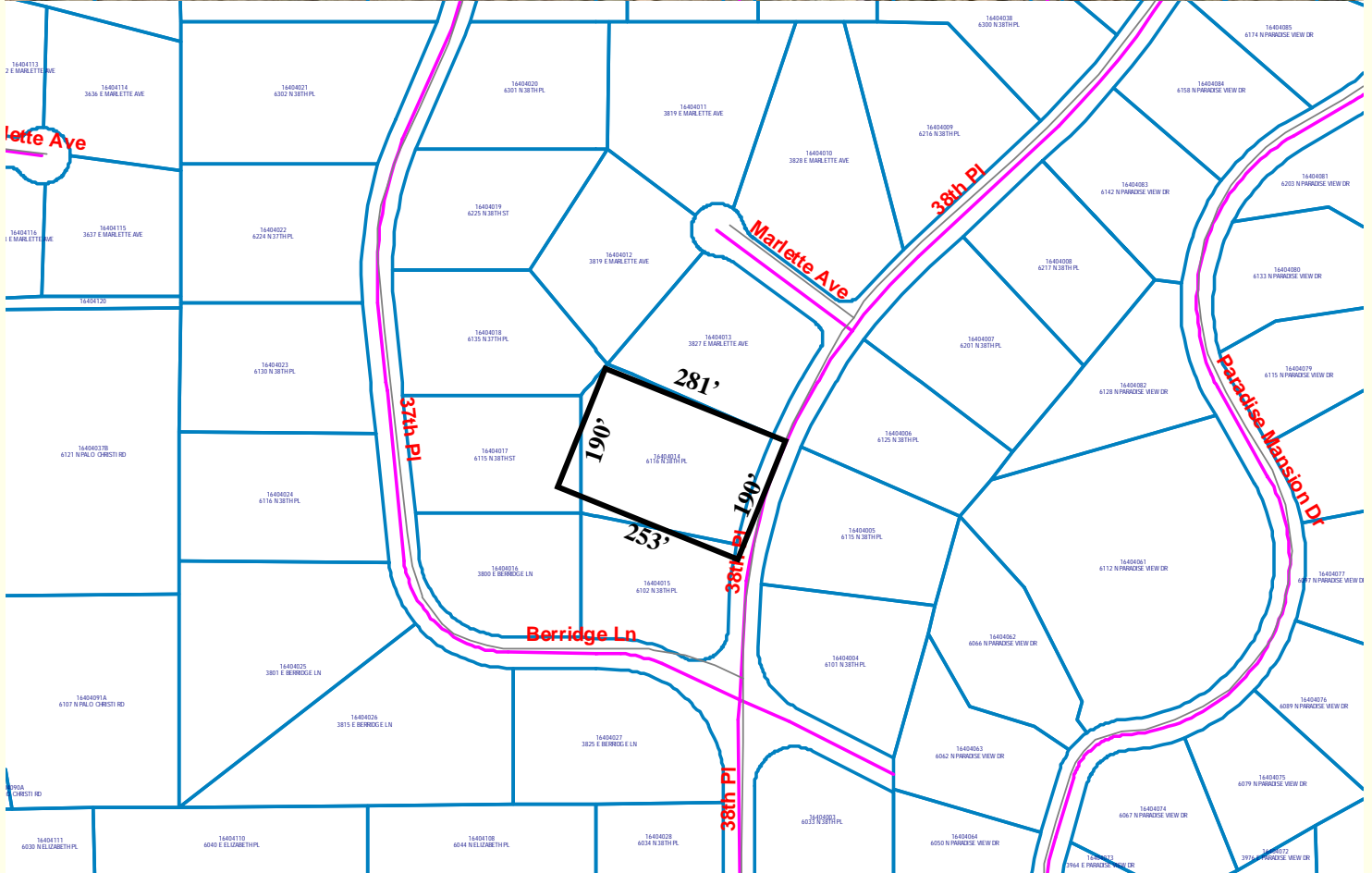


6116 N. 38th Place



6116 N. 38th Place

# 6116 N. 38th Place



## ***Features of Home***

### **Interior Home**

- **9,556 square feet** ~ \$418 per square foot
- Main house has 5 bedrooms, all with private baths PLUS game room
- Detached guest house with 2 bedrooms, 2 baths, full kitchen, washer/dryer, living room and dining room
- Spacious 2 suite home office with private bath, separate outside entrance to courtyard, coffee/service bar and under counter refrigerator
- Designated network technology (computer) room in guest/children's wing
- Temperature controlled wine room with 600 bottle capacity
- Fully functioning theater/media room with built in riser and bar
- Spacious kitchen with top of the line appliances from Wolf, ASKO and Subzero
- Walk behind wet bar with refrigerator and Scotman icemaker
- 4 Canterra Stone fireplaces in living, dining, family rooms and master bedroom
- Flex/bonus rooms~ billiards room, game room, play room & home gym
- Master bedroom/bathroom features oversized his & her closets (hers has stackable washer/dryer hookup), his & hers toilets, bidet & vanities. Steam room and Jacuzzi style tub. Private outside courtyard.
- Top of the line finishes including tumbled edge travertine, granite, wood floors, Venetian Plaster and faux painting

### **Plumbing and Wiring**

- Smart wiring for Hi-speed internet, satellite TV, cable TV, WiFi, and phone
- Security system from ARCOM
- Filtered water systems. Pre-plumbed for soft water.

### **Parking**

- 6 car garage with privately gated auto court with side entry
- Access controlled security gate
- Circular driveway with tumbled stone pavers

### **Exterior of Home**

- **1.4 acre lot on quiet street**
- Breathtaking Mountain and city light views
- Resort-style grounds with entertainer's backyard & patio including a walk up entertainment bar with cooking area with BBQ and extra large grass yard
- Heated pool with multiple waterfalls, separate heated therapy spa & kiddy pool
- Energy efficient masonry construction for energy savings up to 22% or more
- Mature landscaping beautifully intermixed with tumbled stone pavers
- Low voltage indirect lighting throughout grounds
- Verandas, courtyards and outside entertaining areas inside and outside home
- Private front courtyard boasts beautiful mountain views
- Extensive Canterra Stone accents throughout

**2,902 additional square footage can be built on the property**

6116 N. 38th Place

*By the Numbers...*

<u>Area</u>	<u>Square Footage</u>
<i>Main Residence-Livable</i>	<i>8,304 sf.</i>
<i>Garage/Storage</i>	<i>1,773 sf.</i>
<i>Covered Patio</i>	<i>968 sf.</i>
<i>Entry Porch</i>	<i>131 sf.</i>
<i>Guest House-Livable</i>	<i>1,252 sf.</i>
<i>Guest House Patio</i>	<i>131 sf.</i>
<i>Guest House Storage</i>	<i>7 sf.</i>
<b><i>Total Under Roof</i></b>	<b><i>12,566 sf.</i></b>
<b><i>Total Livable</i></b>	<b><i>9,556 sf.</i></b>
<i>Lot Size</i>	<i>1.4 acres</i>



## **Area Amenities**

### **Great Restaurants, Resorts, Spas and Shopping only minutes away:**

- *Hermosa Inn Resort and Spa featuring Lon's Restaurant*
- *Sanctuary Resort and Spa featuring Elements Restaurant*
- *Montelucia Resort and Spa*
- *Camelback Inn Resort and Spa*
- *The Arizona Biltmore Resort and Spa featuring "Wright's" Restaurant*
- *Biltmore Fashion Park – Shopping Mall*
- *El Charro Restaurant & Lounge*
- *Postinos/La Grande Orange Restaurants*
- *Tarbell's Restaurant*
- *Chelsea's Kitchen Restaurant*
- *Houston's Restaurant*
- *Capital Grill Restaurant*
- *Donovan's Steakhouse*
- *Zen 32 – Sushi Restaurant*
- *Vincent's Restaurant*
- *Esplanade*

*Phoenix International Airport is only a 10-15 minute drive  
Close to 51 Freeway and Downtown Phoenix*

### **Many Great Hiking Trails**

- *Camelback Mountain*
- *Piestewa Peak*
- *Papago Park and many more*

### **Public Schools:**

- *Squaw Peak K-8 (uniforms required)*
- *Camelback High School*

### **Private Schools**

- *Phoenix Country Day (602) 955-8200  
Within walking distance*
- *Kachina Country Day (480) 951-0745  
Located approximately 4 miles away*
- *Camelback Desert School (480) 948-7520  
Located approximately 4 miles away*

### **Additional Information**

- *Room to Expand: Town of Paradise Valley guidelines allow up to an additional 2902 sq/ft*
- *Doug Sandahl/John Sebald (builder) have been building quality homes with a quality reputation for a combined 40+ years*

***Prospective Buyer should research all information to their satisfaction. No representations or warranties on the above. Information deemed accurate but not guaranteed.***