



*Special Features and Amenities of
14016 South Rockhill Road
Refined Solitude at Canyon Reserve
An exclusive gated community*

“Tucked gently away with unobstructed mountain views, this meticulously designed home nestled on a 6.89 acre private mountain estate is waiting to nurture your buyer’s soul. Pass by a tranquil cascading waterfall as you cross the private bridge and wind your way to the entrance. Designed to embrace the majesty of the desert terrain and blur the lines between indoors and out, you and your guests will anticipate what’s to come as you pass through the solid cherry 10 foot doors. You enter into a home filled with natural materials, hardy textures, and grand scale combined to exude a warm and inviting atmosphere. Keep exploring, and you’ll find a fanciful resort -like backyard highlighted by natural stone walls and pillars, waterfalls, a fireplace and an ambiance that embraces and stimulates your imagination.”

Exterior...

- *Home is set deep in the lot with extended exposed aggregate drive*
- *4 covered patios supported by handcrafted locally mined four foot wide stone pillars, adding over 3,000 sq. ft. of outdoor living*
- *Access to private patios from two bedrooms*
- *Copper shingle roofing with alder underlayment on two patios.*
- *Three stall extra deep garage and huge side room with electrical role down security door , and additional hobby room*
- *Additional guest parking beside garage*

- *Salt water, pebble tec pool with grand waterfall and multi colored lighting*
- *Gas fireplace that overlooks a Jacuzzi that seats six and has its own water fall*
- *Extended covered patio which includes a built in Viking gas grill and refrigerator, with stainless steel oversized farm sink and food prep area, and elevated bar behind for extra seating*
- *Copper basket weaved sconces*
- *Outdoor powder room*
- *Indoor - outdoor hearth room with built in seating surrounding gas fireplace and additional entertaining area*
- *Bridge that crosses over a dramatic water fall to a conversation area as you walk to the front door*
- *Drought tolerant, low maintenance landscaping*
- *Exterior walls of house are 6-8 solid inches of concrete throughout, with 2 ½ inches of insulation inside and out. Walls are 11-13 inches thick overall*
- *Windsor exterior doors include wood interior/aluminum exterior with broken light glass and triple locking system*
- *Synthetic stucco throughout - Freshly painted*
- *8,000 square feet livable and over 11,000 square feet under roof*
- *6.89 acres. Your own private mountain!*

Interior...

- *Custom 10 foot solid cherry double front doors with custom bronze handles*
- *Custom 8 foot solid cherry doors throughout*
- *Hand hewn imported timbers in kitchen, library, media room, and family room*
- *Separate dining room with grand fireplace, chandelier, and pocket doors that open to the living room for entertaining*
- *Expansive living room with huge 12 foot wood broken light windows, 15 foot ceilings, and cantera stone oversized gas fireplace with herringbone brick .*
- *Wet bar with custom cabinetry and vessel, refrigerator and ice maker*
- *Rustic #3 grade solid hickory and travertine floors throughout*
- *Curved barrel ceiling in main hall, with recessed rope lighting*
- *2 interior and 1 exterior powder rooms with custom cabinetry, vessels, and stone.*
- *Chefs dream kitchen with the following:*

- ❖ *Huge island with vegetable sink, vacuum switched disposal, ice maker and trash compactor.*
- ❖ *Custom hand hewn and bronze inlaid cabinetry with solid bronze nobbs.*
- ❖ *Butler's pantry*
- ❖ *Breakfast room with grand iron chandelier and northeast mountain views*
- ❖ *Viking range*
- ❖ *Built in microwave*
- ❖ *Unique cozy fireplace with low seating*
- ❖ *Kitchen bar for additional seating*
- ❖ *Dedicated hot water heater*
- ❖ *Book shelves to store cookbooks*
- ❖ *Pot filler over range*
- ❖ *R/O system*

Four bedrooms and four full baths. Two secondary bedrooms share a large covered private patio, and share their own media/kids room.

Mountain views from all bedrooms

Master bedroom retreat with private office, sitting area, fireplace, refrigerator, large master jet tub, separate sinks, double headed "snail shower", and 180 degree private views

Library with huge 10 foot window and fireplace

Laundry room with built-in cabinetry and added attic conditioned storage

Four zoned air-conditioning units

Three zoned hot water heaters with hot water recirculation pumps

Complete surround sound throughout, including front and rear patios.

Phone system with in-house paging, front doorbell answer, and multi-line capacity.

Automatic low voltage lighting at all stairs

Soft water with complete home filtering system

Security system

