

# SCOTTSDALE MOUNTAIN

## VILLAS



PLAN  
**3750**



**3,750 Sq. Ft.**  
**3 Bedrooms**  
**3.5 Bathrooms**  
**Great Room**  
**with Fireplace**  
**Study**  
**Covered Patio**  
**2 Car Garage**

THIS BEAUTIFULLY CRAFTED HOME features a large, open floor plan that includes a great room and dining area. This open area is visible from the spacious kitchen, which contains a morning room, perfect for casual sunrise breakfasts. Whether it's entertaining friends or relaxing with family, this home offers a comfortable, functional retreat.

Custom additions can include a wine room, exercise room, an outdoor shower, a family room, or a bonus space for the ultimate in flexibility.

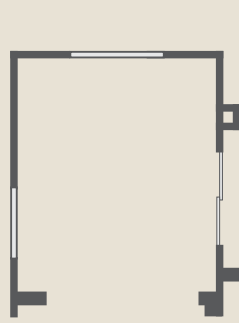
PLAN  
3750

Floor Plan

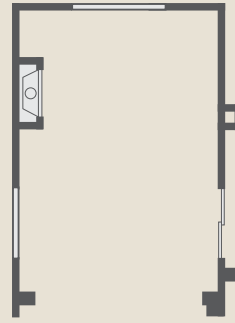


PLAN  
3750

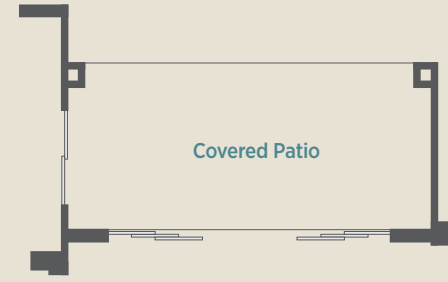
Options



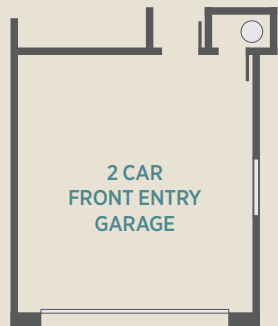
FAMILY ROOM OPTION 1



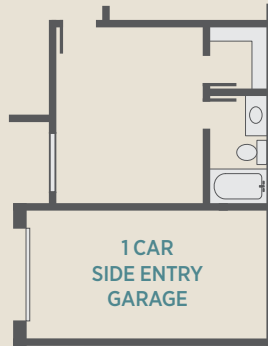
FAMILY ROOM OPTION 2



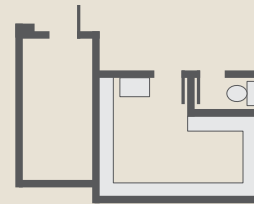
STACKING DOORS



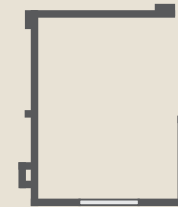
2 CAR  
FRONT ENTRY  
GARAGE



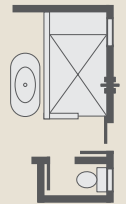
1 CAR  
SIDE ENTRY  
GARAGE



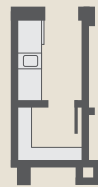
EXERCISE ROOM



BONUS ROOM



OUTDOOR  
SHOWER



WINE ROOM



STUDY CLOSET

# SCOTTSDALE MOUNTAIN

## VILLAS



### PLAN 3901



**3,901 Sq. Ft.**  
**3 Bedrooms**  
**3.5 Bathrooms**  
**Great Room with Fireplace**  
**Separate Dining Room**  
**Study**  
**Covered Patio**  
**2 Car Garage**

SCOTTSDALE MOUNTAIN VILLAS' FINELY CRAFTED larger home features three bedrooms, three-and-a-half baths, a separate dining room, and a private study. With a large great room that pours onto a covered patio, the indoor/outdoor living is ideal for entertaining. The kitchen features an open floor plan that combines a family room and breakfast area that is not only functional but also beautiful.

Choose from a variety of options to fit your lifestyle, including one to three car garages, additional bedroom and bathroom options, and a separate casita living space. Custom features can also include hidden pocket patio doors, a bar for entertaining, additional storage space, and more.

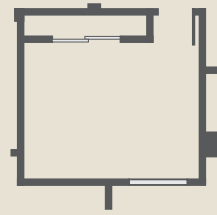
PLAN  
3901

Floor Plan

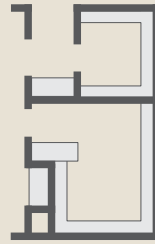


PLAN  
3901

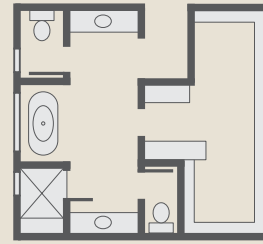
Options



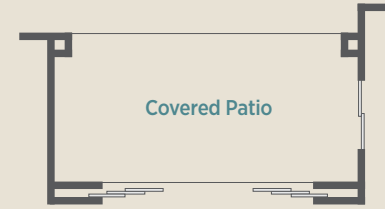
STUDY CLOSET



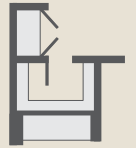
MASTER CLOSET



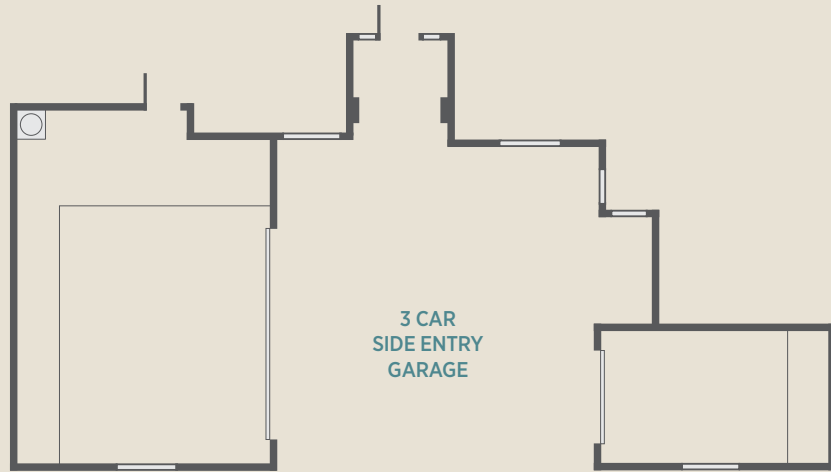
MASTER BATH



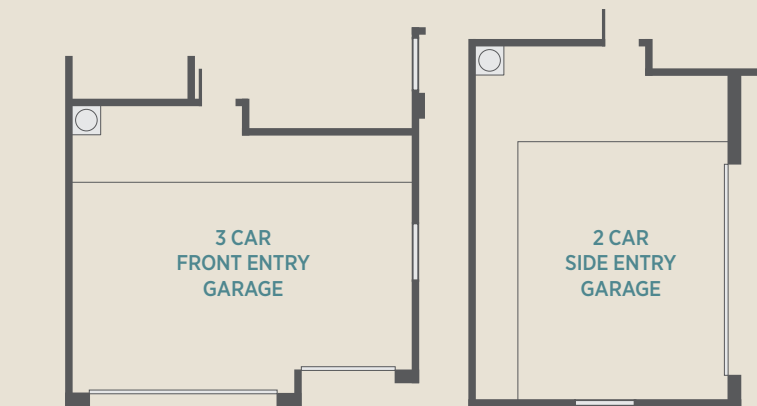
COVERED PATIO



CABINET

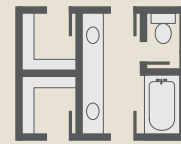


3 CAR  
SIDE ENTRY  
GARAGE



3 CAR  
FRONT ENTRY  
GARAGE

2 CAR  
SIDE ENTRY  
GARAGE



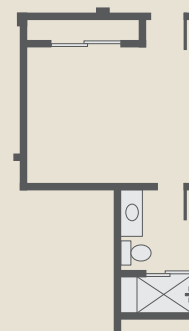
JACK & JILL BATH



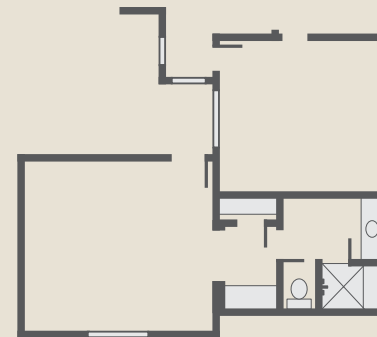
BAR



COFFEE/FRIDGE BAR



BEDROOM/BATH



GUEST CASITA  
(400 sq. ft. additional)



Bedroom 3

Bedroom 2

Bedroom 4

BEDROOM 4

# Inspired Living at Scottsdale Mountain Villas

## Beautiful Sunsets and Desert Living

SCOTTSDALE MOUNTAIN VILLAS IS A small enclave of 10 semi-custom homes designed to inspire those who wish to take advantage of unparalleled desert sunsets and peaceful indoor/outdoor living.

Nestled among the Scottsdale Mountains, the community is located in North Scottsdale, at 134th Way and Coyote Road, just north of Via Linda. Scottsdale Mountain Villas offer extraordinary details with a choice of two floor plans, plus endless options to customize your home to fit your personal lifestyle. Homes range from 3,750 to 4,301 square feet and are available with three and four bedrooms, as well as options for flex space, a study, a formal dining room, and more.



## Building With Integrity – TDLC Development

FOR MORE THAN 20 YEARS, TDLC Development's Founder, Tom Carlson has been on the cutting edge of some of the most high profile residential projects in Arizona and the Southwest. TDLC has worked with many of the industry leaders in custom residential homes, including its involvement in the creation and development of custom homes in DC Ranch, McDowell Mountain Ranch, Superstition Mountains, Grayhawk and Troon.

Since 2006, TDLC has built luxury custom and semi custom homes in Phoenix, Paradise Valley, Scottsdale and Prescott – earning a reputation for quality and luxury. TDLC is committed to providing clients with innovative design, superior craftsmanship and attention to detail at every step of the building process.

