

Re/Max Excalibur  
Contact: Susan McGough  
Office: (602) 909-7341

SQ FT: 24 912

LP: \$315,000

Lot #: AN171

11770 E. Desert Trail Road



Motivated seller anxious to sell this residential lot on over 1/2 acre in a cul-de-sac surrounded by multi-million dollar homes with mountain views in Ancala Country Club with amenities that include community heated swimming pool and spa, tennis courts, restaurants, golf course, and exercise center. Bring your Architect and plan your dream home

---

Re/Max Fine Properties  
Contact: Darren Tackett  
Office: (602) 622-1226

SQ FT: 16 806

LP: \$350,000

Lot #: A0108

Lot - 11608 N. 119th Street



This nice corner lot backs to the Ancala golf course overlooking the 16th tee! Amazing north facing views of the McDowell Mountains and the fairway is relatively flat which makes it easy to build your custom home. We have multiple builders who can walk the lot with your client and give them ideas for costs and what can be done. Walk across the street to the golf club and minutes away from excellent schools and shopping/dining this is an excellent value for a private guard gated golf community.

---

Realty Executives  
Contact: Tsutsumi Lambrecht  
Office: (480) 695-8807

SQ FT: 76 084

LP: \$528,000

Lot #: AW019

13039 N. 116th Street



PHENOMENAL, UNOBSTRUCTED VIEWS OF CAMELBACK, SUNSETS & CITY LIGHTS IN 24 HOUR GUARD GATED ANCALA COUNTRY CLUB! EXCELLENT OPPORTUNITY TO BUILD YOUR DREAM HOME ON A GENTLY SLOPING NICE SIZE LOT. PRESTIGIOUS ANCALA HAS A TRUE SENSE OF COMMUNITY WITH CLOSE PROXIMITY TO DESIRABLE SCOTTSDALE & BASIS SCHOOLS. ANCALA HOA IS VERY ACTIVE & HAS MULTIPLE CLUBS & GROUPS MAKING IT EASY TO BECOME PART OF THE COMMUNITY. MEMBERSHIP TO ANCALA COUNTRY CLUB IS OPTIONAL WITH A VARIETY OF MEMBERSHIPS TO SUITE YOUR LIFESTYLE. SELLER IS OPEN TO CARRYING A CONTRACT TO FACILITATE THE BUYER.

---

HomeSmart  
Contact: Marie Mitri  
Office: (602) 300-6388

SQ FT: 19 577

LP: \$569,000

Lot #: AW029

11523 E. Dreyfus Avenue



VIEWS! VIEWS! VIEWS! Stunning views of Camelback Mountain, city lights and the entire valley from this gorgeous lot in the prestigious Ancala Country Club. Optional social and golf memberships available at Ancala for use of the Dye Design 18-hole championship golf course, heated swimming pool and spa, tennis courts, exercise facility, locker rooms, restaurant and recently renovated bar and grill. Very active homeowners association with monthly gatherings, annual parties and strong community support. VIEWS...VIEWS...VIEWS.

---

Realty Executives  
Contact: Tsutsumi Lambrecht  
Office: (480) 695-8807

SQ FT: 78 856

LP: \$574,500

Lot #: AE037

12321 E. Columbine Drive



THIS 1.8 ACRE LOT OFFERS ULTIMATE PRIVACY, PHENOMENAL VIEWS IN ALL DIRECTIONS. AMAZING CAMELBACK, MUMMY MOUNTAIN, COLORFUL SUNSETS & CITY LIGHTS TO THE SOUTHWEST. BACKS TO MOUNT TALIESIN PRESERVE, SO YOU OWN A PIECE OF THE MOUNTAIN, THE MAJESTIC McDOWELL MOUNTAINS BEHIND WITH GORGEOUS SUNRISSES. CORNER LOT WITH N-O NEIGHBORS TO THE EAST NOR SOUTH. THE WORK HAS BEEN DONE WITH RETAINING WALLS OR FOUNDATIONS WALLS & GRADE LEVEL BUILDING PAD. ELECTRIC, GAS, SEWER, WATER, CABLE & PHONE ON PROPERTY SO THIS LOT IS BUILD READY. THE COSTLY EXPENDITURES FOR EXCAVATION & LOT PREP HAS BEEN PAID FOR. IN 24 HOUR GUARD GATED ANCALA COUNTRY CLUB WITH TRUE SENSE OF COMMUNITY. CLOSE PROXIITY TO SCOTTSDALE A+ & BASIS SCHOOLS, FINE DINING, SHOPPING, MAYO CLINIC & HIKING TRAILS, EASY ACCESS TO FREEWAYS

---

Russ Lyon Sotheby's Intl  
Contact: David Smith  
Office: (602) 617-7831

SQ FT: 42 221

LP: \$749,000

Lot #: AW010

11412 E. Dreyfus Avenue



Premium large hillside build lot in exclusive Ancala offering spectacular territorial, mountain, sunset, and city-light views. Backs to Mt Taliesin so you own a piece of the mountain. Surrounded by multi million dollar homes in prestigious 24 hour guard-gated Ancala Country Club where members enjoy the private 18 hole Dye-designed championship gold course. Membership features include clubhouse and golf shop, restaurants, lighted tennis courts, heated Jr Olympic swimming pool and spa/fitness center. Club Membership purchased separately but current incentives in place. You must stand on this lot to appreciate the location and view. We can connect you with the very best in luxury builders to help you craft your dream home.

---

Re/Max Fine Properties  
Contact: Agata Kennedy  
Office: (602) 697-0401

SQ FT: 49 175

LP: \$859,000

Lot #: AW016

11532 E. Dreyfus Avenue



Absolutely SPECTACULAR UNOBSTRUCTED VIEWS of Camelback mountain and CITY LIGHTS of the Entire Valley makes this 1.13-acre lot PRIME real estate! Perched high upon the McDowell Mountain, is this stunning custom lot overlooking Ancala Country Club and backing to the Mount Taliesin Preserve. With the convenience of easy access to downtown Scottsdale and the luxury of the prestigious Ancala CC. you can build the home of your DREAMS or make an investment for your future! Ancala Country Club offers a wide array of amenities that include an 18-hole Dye Designs Championship golf course, a junior Olympic pool, tennis courts and a newly remodeled clubhouse with an amazing restaurant!

---

Russ Lyon Sotheby's Int'l  
Contact: Frank Aazami  
Office: (480) 266-0240

SQ FT: 4 578

LP: \$895,000

5BR / 4.5BA

Lot #: AE076

12085 E. Columbine Drive



Looking for a tranquil and family entertaining backyard space? Where the grass is lush and your south facing pool can sparkle year-round under the sun? Surrounded by shaded mature Zen friendly landscaped trees, providing that ultimate play area and privacy. By entering the foyer you can't avoid glimpsing towards this captivating backyard setting. Pictures; seen through its Formal Living butt-glass walls; a large enough room for a piano or pool table. Featuring 4,460 sq ft of single-level living with a split floor plan to include 5 spacious bedrooms and 4.5 baths; formal living and dining rooms, cozy family room with fireplace that opens to an expansive chefs kitchen with an abundance of storage, walk-in pantry and cabinet space. Granite counter tops adorn the surfaces throughout.

---

West USA Realty  
Contact: Kathleen Smigel  
Office: (602) 478-2145

SQ FT: 3 667

LP: \$930,000

4BR / 2.5BA

Lot #: AN0059

11788 E. Wethersfield Road



Stunning Mountain View home for sale in the spectacular Ancala Country Club. Premium corner lot N/S exposure home has lots of viewing windows, a Chefs kitchen with gas cooktop, R/O system, larger kitchen island, huge walk in pantry. Open to Family room with fireplace. Split Floor Plan, Spacious Master suite with snail shower, jetted tub and with custom his and hers walk in closets. 3 other spacious bedrooms with a Jack and Jill bathroom. Extra large 3 car garage, extra work shop area and circular driveway.

---

Russ Lyon Sotheby's Intl  
Contact: Sally Cashman  
Office: (602) 339-2680

SQ FT: 3 598

LP: \$960,000

3BR / 3.0BA

Lot #: A0032

11838 N. 120th Street



Spectacular desert contemporary on the 10th fairway of coveted Ancala Country Club is immaculate and move-in ready. Dramatic walls of glass celebrate the Arizona Lifestyle, capturing fairway views & colorful sunsets with a stunning panoramic mountain & city light backdrop. Split floor plan features flexible living areas, clean modern lines & a soft neutral color palette. Nicely appointed kitchen features include expansive workspace & luxurious granite. Master retreat is spacious with fireplace & elegant master bath creates a day at the spa. Additional guest suite & third bedroom currently used as a library, full bath & two small offices round out this floor plan. Enjoy taking in sunset views and relax after a hard day in the side yard spa. Ancala Country Club amenities are world class.

---

HomeSmart  
Contact: Jodi Geiger  
Office: (602) 321-4149

SQ FT: 3 620

LP: \$975,000

4BR / 3.5BA

Lot #: AE002

12309 N. 120th Street



Casual rustic living in Ancala CC. Paver lined courtyard w/gas FP allows indoor/outdoor living. Custom wrought iron & glass entrance door leads to true open floor plan. Freshly painted in modern grey, hickory wood & travertine tile t/o home enhances this timeless style. Entertain & relax in large great room with wet bar, 2 wine fridges & gas FP. Open kitchen with professional series SS appliances, custom cabinets, granite counters & plank wood ceiling. Large master suite has sitting area, wood mantle gas FP & well appointed bathroom w/jetted tub, separate shower, his/her closets. Split bedroom wing with 2 large guest bedrooms and guest bathroom/w jetted tub. Add'l private suite plus office/media and powder room. Private backyard with pool, spa & large covered patio. Circular paver driveway

---

Re/Max Fine Properties  
Contact: Christine SMith  
Office: (602) 540-1510

SQ FT: 3 708

LP: \$975,000

4BR / 3.0BA

Lot #: AE068

12178 E. Wethersfield Road



Magnificent Mountain Views! This Ancala estate is the perfect AZ retreat nestled at the base of the mountains. Bubbling fountain courtyard and Canterra style front door leads you into the great room with soaring open beamed ceilings, a Kiva fireplace, and clerestory windows! Beautifully updated kitchen with alder wood cabinetry, granite counters, gas cooktop and walk-in pantry. Staggered Travertine tile flooring throughout. Master retreat is tucked away for plenty of privacy. It has a cozy fireplace, luxurious en suite and private access to the pool area. 2 other bedrooms share a Jack and Jill bath. Loft-style bonus space w/ built-in cabinets, perfect for a home office. Enjoy your up close mountain views from your backyard retreat featuring a huge flagstone covered patio, BBQ island

Russ Lyon Sotheby's Intl  
Contact: Jenifer Agha  
Office: (480) 543-0301

SQ FT: 3 418

LP: \$995,000

3BR / 4.0BA

Lot #: A0178

12046 N. 118th Street



In the shadows of Scottsdale's majestic McDowell Mountains, this rare double fairway premium golf course view home has it all! Breathtaking views of Camelback Mountain, sunsets, city lights, sea of green grass and lake views! Beautiful kitchen opens to family room, and breakfast area which all exit to outdoor entertaining featuring a built-in BBQ, heated pool & spa with privacy and amazing views. Large master suite with two bathroom, two additional bedrooms and two bathrooms, office plus den/exercise area. This home is light, bright and refreshing. Circular front driveway in this desirable, Ancala Country Club community with close proximity to Scottsdale A+ schools, Scottsdale Basis School, Scottsdale Mayo and fine dining and shopping. Buyer to purchase Golf and Club Membership separately

---

Realty One Group  
Contact: Craig Sanford  
Office: (602) 818-3162

SQ FT: 3 872

LP: \$1,025,000

5BR / 3.5BA

Lot #: A0064

12139 N. 119th Street



Fantastic opportunity in Ancala on a golf course lot that offers pristine mountain views from your private pool and patio! Luxurious living with a gourmet kitchen with a seamless glass bay window and walls of windows letting the views in. Top of the line kitchen cabinets with gorgeous granite countertops. The oversize master suite offers his and hers closets, custom cabinets with his and her sinks and a separate tub and shower layout. It's total size is 49'X15'. Backyard offers privacy and your own pool with water feature and spa and limited yard maintenance. All bedrooms are spacious with high ceilings, ample closets and access to bathrooms. Move in ready!! Owners pride of ownership is evident here with their care and maintenance of this gorgeous property!

---

Realty Executives  
Contact: Tsutsumi Lambrecht  
Office: (480) 695-8807

SQ FT: 3 305

LP: \$1,100,000

3BR / 2.5BA

Lot #: A0018

12230 N. 120th Street



THE VIEWS ARE STUNNING of CAMELBACK, SUNSETS, CITY LIGHTS & MCDOWELL MOUNTAINS. Perched above the 12th Fairway for privacy. REMODELED IN 2011 WITH RICH HARD WOOD FLOORS THROUGHOUT. IT'S THAT PERFECT SIZE, NOT TOO SMALL, NOT TOO BIG WITH ALL THE RIGHT SPACES. The Kitchen has been remodeled with gas cooktop & updated appliances. All Bathrooms are newer. Bedroom # 4 is now an office with built-in desk unit. Outdoor entertaining is a Must with outdoor kitchen. Upper area has multiple seatings to appreciate views & grounds. Heated pool features a water slide & pool power lift to accommodate everyone's needs. In Prestigious 24 Hour Guard Gated Ancala Country Club has a true sense of community. Close proximity to fine dining, shopping, desirable BASIS & Scottsdale Schools, easy access to FWs.

---

Launch Real Estate  
Contact: Marnie Rosenthal  
Office: (480) 298-2971

SQ FT: 4 000

LP: \$1,170,000

4BR / 6.0BA

Lot #: A0193

11791 N. 114th Way



Sleek furnished home in the Spectacular Ancala Country Club. Fabulous location...Close to restaurants, shopping, Golf & more! Amazing VIEWS of the Mountains & 9th Golf tee! This home is a TRUE Entertainer's delight- OPEN floor plan. Enjoy the Expansive floor to ceiling windows allowing the breathtaking yard with pool, spa, huge covered patio and lounging areas. Large Chef's Kitchen with regal cabinetry & Family Room with granite island dining, high end stainless appliances and Breakfast room. Social gatherings are a MUST with spacious wet bar / wine storage & pool table fun! Escape to the Peace and Serenity of the enormous Master suite with spa like bath and incredible outfitted closet.

---

Realty Executives  
Contact: Pam Lucarelli  
Office: (480) 298-6030

SQ FT: 4 499

LP: \$1,350,000

5BR / 5.5BA

Lot #: AN084

11713 E. Bloomfield Drive



SPECTACULAR LUXURY HOME with great arched entryway and casual elegance offering a comfortable lifestyle along with functionality, located in PRESTIGIOUS Ancala Country Club's GUARD GATED community in NE Scottsdale. Highly preferred SOUTHERN BACKYARD EXPOSURE, private LARGE LOT on quiet cul-de-sac st. Designer kitchen w/commercial-grade Viking stove & double oven, Sub Zero refrigerator-freezer, granite counters, beautiful cherry-stained maple cabinets throughout home. 8-foot doorways, high ceilings & art niches. Each bedroom w/own bathroom & huge walk-in closet. Master suite w/fireplace, his/hers walk-in closets. PRIVATE BACKYARD PARADISE w/fireplace, rock waterfall, heated pool & spa. Pool area updated w/micropebble surface, waterslide, salt system, deck resurfacing

---

Russ Lyon Sotheby's Intl.  
Contact: Lisa Roberts  
Office: (480) 232-3291

SQ FT: 4 500

LP: \$1,399,000

5BR / 4.5BA

Lot #: AE001

12281 N. 120th Street



This is it! One of the largest and very private lots in 24 hour guard gated Ancala community. Butted glass is used extensively throughout this soft contemporary home, highly remodeled from top to bottom in 2015, offering picturesque views of the waterfall pool, raised spa, built-in gas bbq, Kiva fireplace, and enormous rear yard featuring mature landscaping and breathtaking views of the majestic McDowell Mountains. Enter thru a lovely courtyard with 2 water features. Truly a Chef's dream when you see this fully custom kitchen - top of the line appliances including a Sub-Zero French door fridge, Wolf 6 burner dual fuel range, Wolf steam oven and Wolf convection-microwave oven. Custom made sleek walnut cabinets, soft close drawers and a jaw-dropping spacious waterfall island

Russ Lyon Sotheby's Intl  
Contact: Cindy Metz  
Office: (602) 803-2293

SQ FT: 4 921

LP: \$1,500,000

4BR / 4.5BA

Lot #: A0102

11832 N. 119th Street



Beyond the stately entry with its circular drive and sparkling water feature is a stunning contemporary home located on the 15th fairway in the desirable guard gated Ancala Country Club. This single level home with breathtaking golf course, mountain, and city light views offers a flexible floor plan with 4 bedrooms, 4.5 bathrooms, and an office. The living and dining rooms have a seamless wall of windows for enjoying the amazing views. A bar is perfectly located between the kitchen and living room for easy entertaining. The chef's kitchen with a Thermador appliance package, custom light fixtures, and a "U" shaped island flows into the expansive family room with fireplace and designer upgrades.

---

Aeris House Properties  
Contact: Kellan Brady  
Office: (480) 310-1767

SQ FT: 5 521

LP: \$1,629,000

5BR / 4.5BA

Lot #: AN112

11653 E. Aster Drive



Impressive home located in the exclusive guard-gated Ancala community. This 5 bed, 4.5 bath home has no interior steps with all new wood and travertine tile flooring throughout. This home offers many upgrades from the newly renovated interior to the 3 car temperature controlled garage with 220v outlets for electric vehicles. Beautiful office with custom cabinets and coffered ceiling. Generously sized master bedroom with fireplace and backyard access. Remodeled master bathroom and ample sized master walk-in closets with bonus infrared sauna. Open living and family rooms with large spaces to entertain. Sub-Zero and Wolf appliances in kitchen with newly tiled backsplash. Butlers pantry with wine fridge and two cooling drawers. Bonus den with backyard access next to three en suite

---

West USA Realty  
Contact: Ana Marie Rigo  
Office: (480) 620-7994

SQ FT: 3 834

LP: \$1,700,000

4BR / 4.5BA

Lot #: AW028

11535 E. Dreyfus Avenue



Nestled in one of Scottsdale's finest Country Club communities, Ancala, this sophisticated custom contemporary home is designed by architect, George Zajacek. Views of Camelback Mountain, Phoenix Mountain range, and city lights - This 3,650 sqft home boasts 4 bedrooms all en-suite with private baths, powder room, office, formal dining room, eat-in kitchen, and great room with fireplace. Grand master suite with sitting area, double vanities, soaking tub and large walk in closet. Split floor plan design. The gourmet kitchen is outfitted with Thermador Stainless Steel appliances and gas cooktop - Large covered patio and negative edge pool - 3 car garage, cabinets,-Furnishings available - under a separate bill of sale - Ancala Membership is not included.

Hague Partners  
Contact: Brian Kusmer  
Office: (602) 469-5823

SQ FT: 5 800

LP: \$1,750,000

4BR / 4.5BA

Lot #: A0158

12800 N. 116th Street



If you ask yourself "What is my dream home in Scottsdale AZ?", most likely your answer will include the following.... Amazing sunset views with Camelback Mountain in the foreground, overlooking a golf course with privacy, pool and spa, putting green with a modern design, in which the master suite has views that go on forever with it's own private balcony. If you agree this is your dream home. This recently updated home is an entertainers dream with a great room consisting of a living room, kitchen, game room and a great bar area. The bedroom split is great with two large bedrooms in the south wing of the home and the master on the north end of the home. The guest casita has it's own attached garage. All of this is located in the exclusive guard gated golf community of Ancala.

---

Realty Executives  
Contact: Tsutsumi Lambrecht  
Office: (480) 695-8807

SQ FT: 5 992

LP: \$1,795,000

5BR / 4.5BA

Lot #: An177

12878 N. 119th Street



UNOBSTRUCTED VIEWS OF CAMELBACK, SUNSETS, CITY LIGHTS are breathtaking immediately upon entering this extraordinary home. Exquisite Renovations have taken this home to a much higher level to make it truly exceptional. Dramatic Great Room with Disappearing Folding Doors flow onto patio giving the indoors seamless access to the outdoors & full length covered patio. Gourmet Chef's Kitchen opens to dining & Great Room, Envidable Theater with 120" screen on main floor is ideally located for everyday enjoyment. Main floor also boasts: a stunning Master Suite with romantic fireplace, luxurious bath, two walk-in closets; an Executive Office plus 2 additional bedrms. Downstairs is an Entertainer's Fantasy expansive Family & Game Room with kitchen & Bar. There is also a 2nd Master & a large en-suite

---

Russ Lyon Sotheby's Intl  
Contact: Kyle Haynie  
Office: (406) 799-3264

SQ FT: 6 506

LP: \$1,800,000

5BR / 5.5BA

Lot #: AW032

11439 E. Dreyfus Avenue



Remarkable Hillside Residence, Private Back Yard, Forever Views. Prime hillside lot in the exclusive guard gated community of Ancala, open functional floor plan, negative edge pool/spa, unobstructed captivating SW views of the Camelback Mountain & City! Multiple outdoor living spaces further enhance the ultimate entertaining experience. Chefs gourmet kitchen, the master suite is split from add'l 4 spacious bedrooms plus office w/ built-ins. Amenities includes; Savant automation center, fabulous home theatre, 600 bottle wine storage, humidor, 3 cantera gas fireplaces, & game room with bar/kitchen

---



HomeSmart  
Contact: Tammy Lucas  
Office: (602) 230-7600

SQ FT: 5 163

LP: \$1,925,000

5BR / 5.0BA

Lot #: A0010

12454 N. 120th Street



ONE-OF-A KIND NEW MODERN 2017 SINGLE LEVEL LIVING CUSTOM SOLAR ENERGY EFFICIENT DREAM HOME IN UPSCALE GATED ANCALA COUNTRY CLUB! This main floor split 5 bedroom/5 bathroom home sits on a private corner lot on the 12th green. BREATHTAKING MILLION DOLLAR VIEWS of Camelback, McDowell, City & PERFECT sunsets. Open concept floor plan with living room, family room, dining room, kitchen & bar all open, with 12' ceilings boasting spaciousness complemented by tons of natural light. Indoor/outdoor living through 18' retractable glass door its an entertainers dream! Office/playroom/bonus room/main floor & 2nd floor bonus room/game room with large outdoor deck. NEW, neutral upgraded finishings, this home caters to the wants of ANY buyer. Great schools, amenities, Clubhouse, DON'T MISS IT!

---

Russ Lyon Sotheby's Intl  
Contact: Jackie Miller  
Office: (480) 243-2132

SQ FT: 5 106

LP: \$1,999,500

6BR / 5.5BA

Lot #: AE011

12035 E. Larkspur Drive



Step seamlessly into the Ancala CC resort lifestyle in this unique fully furnished family friendly custom home. Drive to your free membership at Ancala CC in either your Tesla or golf cart, both of which are included with this purchase. Enjoy views of Camelback Mountain, twinkling city lights, Ancala CC golf course views & your own resort style back yard. The unique style of this home could just as easily be found on the ski slopes in Colorado. Situated on almost an acre with unrivaled family amenities including your very own sport court (only one in Ancala) , 9-hole putting green, recently resurfaced glistening aqua marine pebbletec pool, hot tub and built in grill. This magnificent home features 6 bedrooms & 5 ½ baths with 5,100 sq/ft inside & an additional 5,000 sq/ft

---

My Home Group Real Estate  
Contact: Jason Dellacrose  
Office: (480) 747-7064

SQ FT: 6 086

LP: \$1,999,999

5BR / 5.5BA

Lot #: AN161

12807 N. 117th Street



This gorgeous 5 bed, 5.5 bath, home was built in 2008, with over 6,000 sq ft of pure opulence featuring a separate entrance guest casita & a disappearing window wall that leads out to a raised reverse negative edge pool and spa with a moss rock waterfall. The gourmet chef inspired kitchen features Sub-Zero and Wolf appliances and a massive island that leads you into an open floor plan with floor to ceiling glass windows overlooking the breathtaking views of Camelback, city lights & McDowell Mts. This beautiful residence is one of the most private homes in Ancala, situated on the back end of its 1 acre lot with a long extended driveway leading up to a 4 car garage. Other features include a private theater, wet bar, wine room, banco firepit, 4 fireplaces and 3 ensuite secondary bedrooms.

---

Keller Williams AZ Realty  
Contact: Andrew Bloom  
Office: (602) 989-1287

SQ FT: 6 475

LP: \$2,000,000

5BR / 8.5BA

Lot #: AN015

11861 E. Desert Trail Road



This exquisite Ancala estate has everything you could ever ask for! The detail in the home is just incredible, with custom hand-painted walls and beautiful stonework throughout, chandeliers crafted in Italy, brand new hard wood floors throughout numerous rooms and much more. The panoramic views of the valley that this home has to offer are simply breathtaking! You cannot beat the functionality of this home, with direct access from the front of the home to the main living level, as well as garage access on the bottom level. The bottom level has much to offer, with the attached casita, spacious bar, grand fireplace, the 3-car garage, and much room for entertainment. This home can be appreciated by the masses, with its functionality still offering such elegance and grandness. Welcome Home!

---

West USA Realty  
Contact: Linda Feeny  
Office: (602) 695-3498

SQ FT: 6 529

LP: \$2,100,000

5BR / 8.0BA

Lot #: AE019

12717 N. 120th Place



This house sits on one of the highest lots on the east side of Ancala nestled with the McDowell Mtns directly behind. Ancala is a guard gated exclusive community offering a variety of sports and social memberships. Pool, spa and covered patio are positioned to the west to capture incredible view including Camelback Mtn. Gourmet kitchen open to family room, bar area with sub-zero wine refrigerator chiller drawer and ice maker for easy entertaining. Included with home audio/video and lighting system driven by Crestron this includes 6 televisions in place and working. Separate private guest house, master retreat, 2 tankless water heaters 4 AC units support this house. Beverage cooler in laundry room, basement, builtins in garage. Ancala memberships available.

---

West USA Realty  
Contact: Van Jackson  
Office: (480) 893-0600

SQ FT: 6 302

LP: \$2,280,000

4BR / 4.5BA

Lot #: AN125

12814 N. 117th Street



This is it! Spectacular views of the valley and city lights from every window in this exquisite custom home in Ancala Country Club. 6300+ Sq Ft of the finest finishes throughout with exposed wood beams, travertine flooring throughout, custom lighting and four gas fireplaces. A gourmet kitchen with a large island, Wolf stove & 2 ovens, 2 dishwashers, warming drawer, Subzero refrigerator and a Miele steamer. Open family room off of kitchen with a stone fireplace, surround sound and a private wet bar with refrigerator. A disappearing glass wall from family room to large-open patio is an entertainer's dream! You have incredible views of Camelback Mountain and the entire valley from anywhere on the patio, in the pool or in the back yard! Nighttime city light views are breathtaking!

---

Russ Lyon Sotheby's Intl  
Contact: David Smith  
Office: (602) 617-7831

SQ FT: 5 484

LP: \$2,350,000

4BR / 5.0BA

Lot #: AW010

11412 E. Dreyfus Avenue



STOP LOOKING AND START BUILDING! CUSTOM/BUILD to suit opportunity on a premium large hillside build lot in exclusive Ancala offering spectacular territorial, mountain, sunset, and city-light views. Perfect opportunity for buyer to select finishes to go with this proposed plan for this site OR we can custom design a home for buyer to personalize their dream home! Green Street Communities builds homes that speak to the needs of today's modern family offering the perfect blend of traditional function and contemporary design elements. Vacant lot can also be purchased separately to hold as an investment.

---

Silverleaf Realty  
Contact: Mike Sweeney  
Office: (480) 250-3036

SQ FT: 5 355

LP: \$2,495,000

4BR / 5.0BA

Lot #: AN116

12982 N. 116th Place



Ancala custom home tucked into the McDowell Mountains with elevated views of city lights and Camelback Mountain. Located on a quiet cul-de-sac street this meticulously maintained home offers privacy and unmatched views of the valley below. This fabulously appointed single level home is impeccable in every way including the highest quality finishes including; stone columns, beautiful hardwood flooring, gourmet kitchen with custom cabinetry and custom lighting, vaulted ceilings and custom stone fireplaces. A large master retreat includes a sitting area, and large windows to take in the breathtaking views. Charming entry courtyard with private detached guesthouse and fountain. The home includes 4 bedrooms, 4 full bathrooms, powder room plus pool bathroom as well as private office

---

Russ Lyon Sotheby's Intl  
Contact: Debbie Sinagoga  
Office: (480) 703-2299

SQ FT: 8 266

LP: \$3,200,000

6BR / 7.0BA

Lot #: AN183

11709 E. Dreyfus Avenue



This magnificent custom estate is nestled into the McDowell Mountains & strategically situated on one of the best view parcels in Ancala Country Club to capture endless views of sparkling city lights & Camelback Mtn from numerous vantage points throughout the property. Thoughtfully designed home w/6 bedrooms, 7 bathrooms, multiple flexible living spaces, exceptional feast of interesting elements & architectural details such as superior use of stone, wood, cantera & groin ceilings to complete every desire for details. The property also includes a media room, theater, billiards room with a wet bar, office, library, game room & a detached guest house with amazing views. Negative edge heated salt water pool and spa, complete outdoor kitchen, fire pit, and a putting green for the golfer in you!

---

North & Co  
Contact: Sheryl Matuszak  
Office: (480) 250-6504

SQ FT: 8 782

LP: \$3,500,000

6BR / 7.5BA

Lot #: AW018

11556 E. Dreyfus Avenue



This custom estate sits on one of the highest lots in Ancala and is nestled into McDowell Mountain. The well-designed floor plan was strategic in capturing endless mountain & city light views from numerous vantage points throughout the home. The entrance is graced with a custom designed iron & glass door that sweeps you into the fabulous foyer and living area. Your eyes are immediately drawn to the floor-to-ceiling disappearing glass doors that open to covered patio and miles of views. The phenomenal architecture and master craftsmanship includes; brick barrel ceilings, hand crafted mill work, superior use of stone, wood and cantera. Situated on 1.13 acres, this 8,782 sq. ft. estate has 6-bedroom all with on-suites, a gourmet kitchen designed for the ultimate entertaining, a great room

---

Arizona Premier Realty Homes & Land  
Contact: Cindle Borszich  
Office: (602) 430-4010

SQ FT: 7 500

LP: \$4,189,000

4BR / 6.5BA

Lot #: AN137

11740 E. Dreyfus Avenue



Absolutely exquisite executive home nestled high against McDowell Mountain in the lovely community of Ancala. From the privately gated driveway, wind up the hill past the stunning waterfall feature to this beautifully appointed single level home, displaying the best of finishes tastefully chosen by the builder. Designed by world renowned architect Erik Peterson, this home sits on arguably the highest and best estate lot in Ancala-3.58 acres-featuring unobstructed expansive views of Camelback Mountain. Relax in the 50 foot negative edge pool, spa, or any of the stunning outdoor seating areas. Notice the natural stone accents, extensive use of authentic stacked rock, and lovely landscaping. Floor to ceiling retractable sliding doors, 2 massive marble fireplaces, simply amazing

---

Russ Lyon Sotheby's Intl  
Contact: Barbara Lane  
Office: (480) 242-3880

SQ FT: 8 115

LP: \$4,800,000

4BR / 7.0BA

Lot #: AN138

11762 E. Dreyfus Avenue



CREATE YOUR OWN MOUNTAINTOP ESTATE IN ANCALA COUNTRY CLUB!! This is an amazing opportunity to build a magnificent home overlooking the city & Camelback Mountain. Breathtaking views will mesmerize you throughout the day. Phenomenal architecture, master craftsmanship and superior use of stone, wood, cantera, brick barrel ceilings, wood beams, groin ceilings & handcrafted millwork position the homes by Patel Development as most desirable. The home's design & craftsmanship will exceed your expectations. Plans have been created to specifically capitalize on this exceptional mountainside lot. The home will consist of 8115 Square Feet with 11,561 square feet under roof. THE HOME LIVES LIKE A SINGLE LEVEL EXCEPT FOR THE CASITA!

