

“The Aerie”

A Peaceful Union of Creativity & Functionality

Energy-efficient ~ Eco Friendly Contemporary Home

Captures Commanding Red Rock Vistas

Entry into Property:

- Private Road Leads to Amazing End of Road Hilltop Location for this Incredible Home
- Property Borders 232' of National Forest Service Offering the Ultimate in Seclusion
- 2 Glass & Iron Custom Lantern Lights Sit atop Stacked Concrete Columns for Inviting Entry
- Front Zen Garden Acts as Cistern: Captured Rain Water Drains Down/Used for Natural Irrigation
- Indian Slate Pathway Leads into Meditation Area w/Wood Bench While Plants Provide Privacy
- Enjoy the Fruits of Mature Apple, Plum and Olive Trees Surrounding Garden Area
- Rain, Mtns, Sun & Cloud Art Etchings Integrated into Stucco Walls Around Outside of Home
- Paver Driveway Leads to Lighted Indian Slate Walkway to Entry with Wood Bench & Plants

Entry:

- Unique Contemporary Home Utilizes Natural Elements of Wood and Stone Throughout
- Custom Maple Door Designed with 3 Accents Windows of Bamboo Encased in Polycarbonate
- Maple Entry Closet Door Handle with Tile by Artist David Gordon with Indian Slate Floors
- Indian Slate Facings Adorn Curved Maple Stairway Cut to Create a Mountain Motif
- Windows with Lintel Accents Create a Light & Bright Feel with Laser Cut Birch Entry Light
- Hand-painted Sconce Created Using Natural Materials: Albuquerque Artist Mary Objeeway
- Two Lighted Art Niches Accent Stairway ~ a Perfect Place to Display Your Favorite Artwork

Top of Stairway:

- Built-in Planter Area w/Slate Surround for Small Water Feature Overlooking 2 Large Windows
- Hi Mac (Black Composite) Counters w/Maple Cabinetry for Audio Center & Clothes Shoot
- Lighted Art Niche Offsets Cabinet
- Indian Slate Floors Flowing into Open and Inviting Kitchen Area

Kitchen:

- Curly Willow Art Branches Hang Freely above Large Breakfast Bar & Defines Kitchen Area
- 2 Laser Cut Birch Lights in Cylindrical Design Hang above Hi-Mac Black Composite Snack Bar
- Full Extension Maple Drawers in Kitchen Designed with Oversized Brushed S/S Curved Pulls
- S/S Air King Exhaust Hood/4 Burner Gas Amana Range/Oven & 2 S/S Shelves @ Side of Range
- S/S Tiles Create Back Splash with Attached Contemporary Metal Spice Dispenser Near Stove
- Flowing Kitchen Design w/Built-in S/S Microwave Conveniently Located to Left of Range
- Double Stainless Steel Sink Looks out onto Massive RR Views from Large Window
- Garbage Disposal & Reverse Osmosis Located under Kitchen Sink
- Walk-in 8' Pantry w/Slate Floors & Maple Pocket Door w/Bamboo Encased in Polycarbonate

East Deck:

- Sliders off Kitchen Lead to Large Deck with Huge Red Rock Views + Gas Line for Barbecue
- Contemporary Steel Railings Accent Perimeter of Deck with Trex Flooring
- Large Gas Fired Outdoor Dining Table with Stone Top & Center Fire Bowl of Stone

East Patio:

- Mostly Evergreen Garden Area Designed with Drought Resistant Plants Leads to Private Patio
- Indian Slate Floor Covering + Cozy Arbor Nestled amid Boulders & Plumbed for Jacuzzi

Great Room:

- Floating Maple Flooring w/Radiant Heating System Flows Throughout Informal DR/Great Room
- Informal Dining Area off Kitchen with Dining Room Light Designed by Richard Mayer
- 5 Oversized Floor to Ceiling Windows Bring Sweeping RR Vistas & Night Lights into the Home
- Custom Corner Fireplace: Brushed Steel/Thick Stained Concrete Pedestal ~ Design by Richard Mayer
- Cove Lighting + Maple Ledges with Track Lighting for Art + Wood Moldings & Dual S/S Fans

West Deck:

- Glass Door off Great Rm Leads to Wonderful Deck with Incredible RR Views & Fabulous Sunsets
- Outdoor Entertaining: Trex Deck Designed with Horizontal Contemporary Steel Baluster Railings

Master Bedroom:

- Piano Hinged, Bi-fold Maple Doors Designed w/Bamboo Encased in Polycarbonate
- Floating Maple Composite Floors Provides the Comfort of Radiant Heating System
- Two Huge Floor to Ceiling Windows Deliver More Unblockable RR Views & Brilliant Sunsets
- Windows on Each Side of Bed Provide Perfect Cross Ventilation & Cool Evening Breezes
- His n' Her Reading Lights Fold Behind Bed along with Dual Wooden Sconce Reading Lights
- Wood Pocket Door Opens into Large Walk-in Closet w/Custom Made Hanging Clothing System
- Built-in 4 Closet Wall System with Slide out Drawers (One Mirrored Closet Door)
- Contemporary Brushed S/S Contemporary Light + Solar Tube Provides Plenty of Extra Lighting

Master Bath:

- Madrid Slate Shower Walls + Bamboo Encased in Polycarbonate Door & Side Panel
- Relaxed Feel of Mexican Beach Stone Shower Floor with Dual Rain Shower Heads
- Extra Deep Jacuzzi Tub Enclosed with Maple & Madrid Slate + Waterfall Faucet
- Large Window above Jacuzzi (Designed for Privacy) Overlooks NFS with Roman Bamboo Shade
- Cantilevered Maple Vanity: Lg Vessel Sink Sits Atop Maple Counters w/Madrid Slate Back Splash
- Extra Storage Provided by Built-in Maple Side Cabinets with Shelves
- Suspended Adjustable Dual Lights with Frosted Glass & Brushed S/S on Each Side of Mirror

Powder Bath:

- Door off Master Bath Opens into Inviting Powder Bath with Solar Tube
- Cantilevered Maple Vanity & Counter with Large Hollowed out Stone Vessel Sink
- Custom Corner Pendant Light Designed with Bamboo Encased in Polycarbonate
- Black Mexican Beach Floors
- Caroma Dual Flush Water Saver Commode with Juniper Ledge Accent & Ceiling Exhaust Fan

Lower Level:

- Maple Stairway with Slate Facing in Entry Descends to Lower Level Designed with Art Niche
- Hallway w/Indian Slate Floors Lead to Additional Living Space with 2 Guest Bedrooms & Bath
- Large Window in Hallway Overlooks National Forest Service

Utility Area:

- Slate Flooring and Thick Maple Shelves with Honed Black Slate Stone Counters
- Built-in Cubicles, Wine Rack & Hanging Closet Provide Additional Storage
- Bi-fold Doors Encloses Laundry Room with Wire Shelves

1st Bedroom:

- Carpeted Bedroom with 3 Shelves of Maple Supported by Stainless Steel Brackets
- Large Walk-in Storage Area with Slate Floors & Shelve Which Extends under Stairway
- Roomy Office with Track Lighting & Slate Floors Could Be Converted into Extra Closet
- Windows Deliver More Red Rock and Mountain Views

2nd Bedroom:

- Slate Floors, Coved Ceilings & Full Wall Built-in Closet with Pull-out Drawers & Art Ledge
- Two Windows Capture Additional Red Rock Views

Guest Bath:

- Slate Floors & Toto Sink Sits atop Honed Slate Counters w/Circular Mirror & Adjustable Lighting
- Combination Tub/Indian Slate Shower with Soap Dish
- Exhaust Ceiling Fan Keeps the Room Temperature Comfortable
- Maple Built-in Cubicle for Towels

Garage: Approx. 600 Sq.ft

- Oversized 2.5 Attached Garage with Radiant Heated Flooring
- Track Lighting above Workshop Area & 4 Additional Florescent Ceiling Lights

Amenities for Home:

- Radiant Heating with 170,000 Btu on Demand Boiler System ~ Rinnai
- Controlled by Honeywell Computerized Control System with External Temperature Sensor
- Computer Checks Temperature of Floor & Rooms
- Separate Central Air System with Back-up Heating & Air Filtration System
- Solar Domestic Hot Water Heater with 80 Gallon Tank and Electric Back-up
- House Wired with Structured Wiring System for All Forms of Communication
- Security System with Motion Sensors
- Structure Sited on the East -West Solar Axis to Capitalize on Solar Gain
- Computer Generated Roof Overhang Depth
- Window Placement Based on Latitude & Longitude in Sedona
- Proper Window Placement Facilitates Optimum Passive Solar Gain in Winter/Minimum in Summer
- Insulated Concrete Foundation & Poured Thermocrete Second Floor Increases Thermal Mass
- Home Heated with Hot Water System Powered by an on Demand Boiler with Passive Solar
- Strategically Located Awning Windows Act as Wind Scoops
- Increasing Passive Air Movement for Cooling as a Result of Careful Window Placement
- Ample Windows Limit the Need for Artificial Lighting
- Grey Water Plumbing System Installed ~Recycles Vanity, Tub, Shower/Laundry Water for Irrigation
- Dual Flush Toilets Conserve Between 400-600 Gallons of Water a Year
- Dual Pane, Thermally Separated, Low-E Milgard Windows
- Non-VOC Drywall, Plaster, Glue & Paint Products
- Wood Lintels Placed above Numerous Windows Throughout Home
- Bottoms Up/Tops down Hunter Douglas Pleated Shades
- Piped for Recirculating Hot Water, but Do Not Need with Solar System
- Native and Drought Tolerant Low Water Plants + Auto Drip Multi-zone System
- Composite Maple Floating Floor System Designed for Radiant Heat: Allows Expanding/Contracting

- Radiant Heat on Both Levels of Home & Garage + Individually Zoned
- Natural Wood Overhangs Surround Outside of Home with Continuous Soffit Vents
- Fascia & Exposed Wood Covered by Aluminum Throughout Outside of Home
- Non-VOC Blown-in Insulation in the Interior Wall Cavities
- 2" Exterior Foam Board Insulation Under Stucco Finish
- 8 Speakers for Great Sound System - throughout Great Room, Master Bedroom/Bath & Kitchen
- East Deck Wired for Speakers
- Private Road Allows Ingress/Egress for Water Company

Guest Home: Approx. 484 Sq.Ft

- Separate Casita for Family and Friends with Plenty of Sweeping Red Rock and Mountain Views
- Crushed Gravel Garden Area Designed Using Boulders & Drought Resistant Plants
- Paver Drive Under 1 Car Attached Carport w/Natural Wood Ceiling & Lighting + Electrical Outlets
- Small Side Paver Patio with Horizontal Steel Railings & Photinas Help Create a Sense of Privacy
- Indian Slate Floors Throughout Entire Casita Set on the Diagonal

Kitchen:

- Dual S/S Sink (Smaller Vegetable Sink), 2 Wooden Ledges for Cooking Supplies & Wall Pantry
- 4 Burner Gas Range/Oven with Stainless Steel Zephth Exhaust Hood
- Birch Cabinetry Utilizes Wire Lazy Susan Shelves & Full Extension Drawers

Great Room:

- Open Great Room Concept Enjoys 5 Oversized Windows Capturing Incredible Red Rock Views
- Informal Dining Area with Built-in Birch Shelves + Glass & Wire Contemporary Light Fixture
- Corner Plumbed for Gas Fireplace
- Maple Panel Encloses Pull out Murphy Bed for Guests
- Utility Closet with Shelves Provides Additional Storage of Supplies
- Window in Walk-in Closet off Great Room with Built-in Drawers & Area for Hanging Clothes

Bath:

- 3/4 Bath: Indian Slate Shower with Rain Shower Head & Caroma Dual Flush Commode
- Birch Vanity with Oversized Sink + Additional 3 Drawer Birch Cabinet for Extra Storage
- Space for Stackable Washer/Dryer Combination

Amenities of Guest Home:

- Sanyo Dual Mini-split Heating & Cooling System with Dehumidifier
- Exhaust Fan throughout Entire Guest Home
- Tankless on Demand Water Heater Provides Plenty of Hot Water for Guests

Unique Hilltop Contemporary Home

550 Oak Creek

Home, Interior Elements & Landscaping by Richard Mayer Design