

# \$1,550,000 - 8625 E Camino Vivaz, Scottsdale

MLS® #6843960

## \$1,550,000

4 Bedroom, 5.00 Bathroom, 2,755 sqft  
Residential on 2 Acres

### PINNACLE PARADISE, Scottsdale, AZ

Location, Location, Location. Beautiful custom home in the North Scottsdale gated enclave of Pinnacle Paradise (homes range between \$1M - \$4M+). Positioned on 1.91 acres of natural desert, the main home includes a primary bedroom with en-suite bathroom, 2 additional en-suite bedrooms, spacious kitchen with KitchenAid appliances (double convection oven, induction cooktop, built-in fridge), and a living area with a gas fireplace and disappearing 22' glass wall opening to a patio, pool/spa, BBQ area, and firepit. An attached casita has its own en-suite bathroom and entrance. 3 car garage with plenty of additional parking. Features include security cameras, ceiling fans, custom wood doors, no carpeting, dog run, whole home water filter, 3 zone AC, and home automation (pool/spa, cameras, AC). Oversized main water heater and secondary one for casita and appliances. Secondary bedrooms have a enclosed shared patio

Enclosed dog run to protect pets from desert critters.  
Blueprints and septic approved for an addition of a guest house.

The spa/pool, watering system, nest smoke, co2 system, Google doorbell as well as AC/heating system All App controlled from any location. Google Doorbell works only with app unless converted to hard wiring.

Security Cameras are hard wired & do not rely on wi-fi signal.



## OUT STORAGE BENCHES IN KITCHEN CONVEY!

Built in 2005

### Essential Information

MLS® #	6843960
Price	\$1,550,000
Bedrooms	4
Bathrooms	5.00
Square Footage	2,755
Acres	1.91
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Territorial/Santa Fe
Status	Active

### Community Information

Address	8625 E Camino Vivaz
Subdivision	PINNACLE PARADISE
City	Scottsdale
County	Maricopa
State	AZ
Zip Code	85255

### Amenities

Amenities	Gated
Utilities	APS,ButanePropane
Parking Spaces	3
Parking	Garage Door Opener, Direct Access
# of Garages	3
View	Mountain(s)
Has Pool	Yes
Pool	Play Pool, Variable Speed Pump, Heated, Private

### Interior

Interior Features	Eat-in Kitchen, Breakfast Bar, 9+ Flat Ceilings, No Interior Steps, Soft Water Loop, Kitchen Island, Pantry, Double Vanity, Full Bth Master
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	Bdrm, Separate Shwr & Tub, High Speed Internet
Appliances	Water Purifier
Heating	Electric
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fire Pit, Living Room, Gas
# of Stories	1

## Exterior

Lot Description	Sprinklers In Rear, Desert Back, Natural Desert Front, Auto Timer H2O Back
Windows	Skylight(s), Dual Pane
Roof	Foam
Construction	Stucco, Wood Frame, Painted

## School Information

District	Paradise Valley Unified District
Elementary	Pinnacle Peak Preparatory
Middle	Mountain Trail Middle School
High	Pinnacle High School

## Listing Details

Listing Office	West USA Realty
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Listing information last updated on May 18th, 2025 at 12:31am MST