



6395370	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 4.5	Bedrooms Plus: 4	Approx Lot SqFt: 39,943 / County Assessor	Approx Lot Acres: 0.917
Approx SqFt: 4,500 / Appraiser	Price/SqFt: \$861.11	Subdivision: GOLF VIEW ESTATES	Tax Municipality: Paradise Valley
Year Built: 1989	Pool: Private Only	Marketing Name:	Planned Cmty Name:
Encoded Features: 44.5FRDXP3G6S	Exterior Stories: 1	Model:	Builder Name: Unknown
# of Interior Levels: 1	Dwelling Type: Single Family - Detached	Hun Block: 5700 E	Map Code/Grid: M36
Dwelling Styles: Detached	Ele Sch Dist: 048 - Scottsdale Unified District	Building Number:	High School Dist #: 048 - Scottsdale Unified District
Elementary School: Cherokee Elementary School	Jr. High School: Cocopah Middle School	High School: Chaparral High School	

Cross Streets: SHEA/56TH STREET **Directions:** Doubletree and Morning Glory - North on Morning Glory to Mountain View, left on Mountain View to 57th and turn left.

Public Remarks: THE JEWEL OF PARADISE VALLEY- A stunning REMODEL spanning over one year, overseen by owners who dedicated themselves capturing the charm, beauty & perfection of this rare Santa Barbara designed GEM. Situated on one of the most private and beautiful lots in Paradise Valley w/ lush park like grounds. 4 all ensuite Bedrooms, Soaring 18 foot ceilings in living areas, wood beam accents & almost 20 feet of opening doors. Every room lovingly remodeled, courtyard entry, private patio in guest suite, huge owners suite with office or separate sitting area, absolutely stunning master bath !... which is light & bright. It will put a smile on your face every morning. Come see what a year - of painstaking care, love & attention achieves. This is a one rare and special home for one very special buyer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 6 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; RV Gate; Separate Strge Area Pool Features: Private; Diving Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Exterior Fireplace Property Description: Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Circular Drive; Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); Central Vacuum; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Reverse Osmosis; Built In Recycling; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 2 GOLF VIEW ESTATES MCR 024641 AN: 168-25-029 Lot Number: 2 Town-Range-Section: 3N-4E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$7,316/2021 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: N / /		
HOA 2 Y/N: / /		
HOA 3 Y/N: / /		

Association Fee Incl: No Fees	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$0
Assoc Rules/Info: None	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0	List Price: \$3,875,000	SA: N / BB: Y / % 2.5 % Var: N
Status Change Date: 05/06/2022		Other Compensation:
		Special Listing Cond: N/A

Showing Instructions
 Owner/Occupant Information
 Property Access

602.980.0737 denise@DeniseVDB.com DeniseVDB.com
 Metro-Phoenix-Scottsdale-Paradise Valley Valley-Wide Team

A Master Suite Bath



A FRONT-1



A Fireplace Patio



A Family Room



A Family Room Details



A Breakfast Nook Views W_TYPE



A Kitchen



a Kitchen Views



A Kitchen Island



A Living Room To Entry



A Living Room Views



A Open Living Spaces



A Living Room



A Great Room



A Outdoor Living



A Back Patios



A Poolside Views(1)



A Grill Patios



A Back Yards ~ Mountain Views



A SWINGSET BackYards



A Guest Suite



A Guest Suite Patios



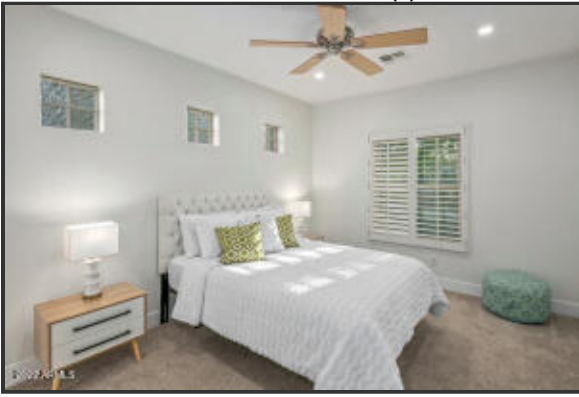
A Guest Bath



A Ensuite 2 Bath



A. Bedroom Ensuite 2(1)



A Ensuite Bath Details



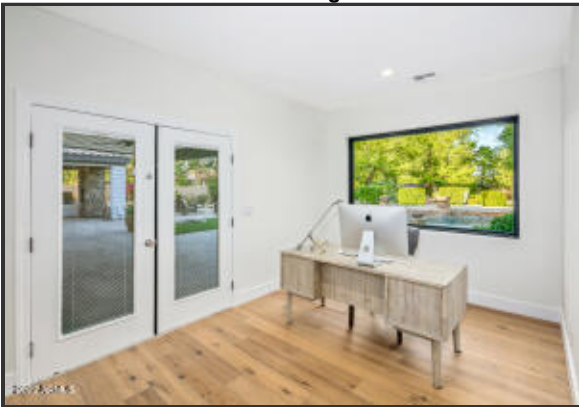
A Ensuite Bath



A Master Bedroom Ensuite



A Master Sitting Room



A Master Bath Views



A Master Bath Details



A Master Shower



A Front Court Yard Entry



A Front Views



A Driveway Views

