

Property Features

Outdoor Living & Curb Appeal

- Large cul-de-sac lot
- Northerly-facing backyard with no rear neighbors
- Covered patio spans the entire rear of the home
- East and west roll-down sun shades
- Front courtyard with custom metal gate
- Approx. 5-foot rock wall for privacy
- Mature landscaping featuring Palo Verde trees, cacti, Texas sage, ocotillo, rose bushes, and artificial turf
- Mature shade trees throughout the property
- Gas stub for BBQ or outdoor kitchen setup
- Electrical outlet connections
- Solar-powered outdoor string lighting
- Side yard extends the length of the secondary bedrooms
- Flat roof with elastomeric coating (April 2026)

Primary Suite & Bath

- Private outdoor access from the primary suite
- Spa-inspired primary bath
- Dual shower heads
- Rainfall shower with handheld spray and body jets
- Unique petrified wood flooring in shower stall

Home Office/Flex Space

- Approx. 12-foot ceilings
- Three sliding barn doors for focus and flexibility
- Sliding glass doors providing outdoor access
- Built-in dog door
- Smart USB outlet

Interior Features

- Split-bedroom floor plan
- Hardwood flooring throughout main living areas and bedrooms
- All secondary bedrooms offer direct outdoor access

Property Features

- Sliding glass doors with built-in blinds
- Abundant natural light throughout
- Built-in approximately 8-foot desk/workstation with upper and lower cabinetry
- Skylight above hallway workstation
- Remote-controlled ceiling fans throughout interior and outdoor living areas

Kitchen

- Butcher block countertops
- Travertine backsplash
- Breakfast bar seating
- Dual-handle kitchen faucet

Garage, Systems, & Upgrades

- Champion furnace (2025)
- 5-ton rooftop HVAC system (2025)
- PEX Manabloc plumbing control system
- Water softener loop
- Wired for EV charging
- Oversized garage
- Epoxy-Shield garage floor coating
- Ventilated garage shelving
- Wall-mounted air compressor
- Pre-wired for irrigation with Rain Bird sprinkler control system

Utilities

- Electric: El Paso Electric
- Natural Gas: City of Las Cruces
- Water/Sewer: City of Las Cruces
- Internet: Starlink

Included Appliances

- Refrigerator
- Gas range
- Dishwasher
- Microwave with vent hood

Property Features

- Washer
- Dryer

Ownership

- Proudly maintained by the same owner for the past 15 years