

# Nearly New Home

## A Lot of Room for Living!

- \_ French Doors w/Leaded Glass Leads into Large Inviting Tiled Entry Opening to Second Floor
- \_ Large Faux & Black Iron Chandelier Is Focal Point of Dramatic Vaulted Entry
- \_ Carpeted Bedroom/Office with Ceiling Fan Conveniently Located off Entry
- \_ Guest Bath Offers Large Tiled Shower with Granite Counters, Maple Vanities & Tiled Floors
- \_ Oversized Tiled Great Rm Features Lg Gas Fireplace with Slate Accents & RR & Mtn Vistas
- \_ Great Rm Opens into Kitchen w/Recessed Cams/Maple Cabinetry Offering Self-Close Drawers
- \_ Large Granite Island in Kitchen Offers One Double S/S Sink & Smaller S/S Bar Sink
- \_ Maytag Appliances: 4 Burner Gas Range/Electric Oven, D/W, Microwave + Garbage Disposal
- \_ Large Walk-in Pantry with Wire Shelving for Plenty of Extra Storage
- \_ Tiled Eating Niche off Kitchen w/Sliders to Outdoor Patio & Spiral Staircase to Viewing Deck
- \_ Tiled Laundry Rm off Kitchen w/Cabinets, S/S Sink & Storage of Amplifier for Stereo System
- \_ Carpeted Spiral Staircase of Black Wrought Iron & Maple Railing Leads to Upper Level

### **Upper Level:**

- \_ Door off Upper Level Leads to Outdoor Viewing Deck for Incredible RR & Mountain Views
- \_ Each Bdrm Offers Access to Large Viewing Deck for Capturing Wonderful Sunrise & Sunsets
- \_ Carpeted Large Master Bedroom Offers Views & Full Wall Slate Gas Fireplace
- \_ His n' Her Sinks w/Maple Vanities, Granite Counters, Full Wall Mirror w/2 medicine Cabinets
- \_ Large Mirror Wall with Nearby Built-in Shelves for Storage of Linens & Large Walk-in Closet
- \_ Full Bath: Separate Tiled Shower w/Tile /Granite Accented Soaking Tub w/Mountain Views
- \_ Tiled Bathroom Floors with Granite Detailing
- \_ 1<sup>st</sup> Guest Bdrm: Carpet Flooring w/Ceiling Fan & Views of Courthouse, Saddlerock & Lee Mtn
- \_ 2<sup>nd</sup> Guest Bedroom: Carpet Flooring with Full Wall Closet for Clothing
- \_ Jack n'Jill 3/4 Bath: Maple Vanity, His n' Her Sinks, Granite Counters, 2 Medicine Cabinets
- \_ Tiled Floors in Guest Bath with Granite Insets
- \_ Large Linen Closet @ End of Hallway with Clothes Chute to Laundry Room

### **Amenities:**

- \_ Individual Heating Units:Mini-split System w/Remotes for Economical Distribution of Heat/Air
- \_ Central Vacuum System Throughout Home
- \_ 3 Car Attached Garage Offers Stainless Steel Sink with Cabinets for Additional Storage
- \_ Buried 500 Gallon Propane Tank, Owned Not Leased
- \_ Bottoms Up/Tops down Pleated Shades Throughout Home
- \_ Sprinklers Throughout Home for Fire Safety
- \_ Large Cellar under Home Offers Large Storage Area w/Stand Up Capability & Water
- \_ New Top of the Line Evaporative Cooler Installed and Available for Hook up
- \_ Intercom in All Rooms
- \_ Stereo System Offered for Master Bedroom, Deck, Breakfast Nook & Great Room
- \_ Drip System Maintains Outdoor Plants

\_ Community Club House & Pool for Warm Sedona Summer Days  
Enjoy the Views . . . And Living  
**35 La Cuerda**