

SQUARE TOP RANCH

...Excellent Vineyard Potential & Setting

30 HARVEST DRIVE, SONOITA AZ 85637 / TAR/MLS #21710110

Family ranch property w/auxiliary ranch buildings on 41.5 gently rolling acres. At a temperate 4,610' elevation, it's situated in the heart of wine country & convenient to Sonoita's many conveniences.

MAIN HOUSE

Construction / 2,102sf split-plan custom Territorial w/18° view orientation toward the Mustangs. 4 Bedrooms, 3 Baths & o/s 2-car Garage w/work & storage areas. Masonry construction by master builder Karl W. Eggers; metal roof. 866sf wrap-around Front Porch w/regionally-styled outdoor fireplace, patio & seating areas. 200sf covered back Patio w/pet & child-friendly fenced yard.

Interior Details / Scored, stained & sealed concrete floors; 14' beamed Great Room ceiling. Ceilings are 10' t/o the rest of the home. Hickory cabinetry & solid wood doors t/o w/glass Entry doors & Great Room sliders. *Jotul* wood burning stove & *Hunter Douglas* wood shutters in Great Room; Entry chandelier of natural Antlers. Ceiling fans t/o. Laundry Room w/utility tub & built-in storage is electric & gas-ready; gas Water Heater. Washer & Dryer convey. New gas Water Heater. Hard-wired smoke detectors.

Kitchen / Granite counters & center Island; 42" Hickory cabinets; step-in lighted Pantry; gas Stove (electric-ready); adjacent Dining; o/s view windows w/wood shutters. Kitchen Appliances convey.

Bedrooms & Bathrooms / 4 Bedrooms (2 on each side of the home) w/lighted walk-in closets; return-air vents; wrought iron hardware & built-in shelving. (1) Bedroom opens on to the front Porch, making it ideal for an Office or Study. 3 Bathrooms: (1) full Bath & (2) ¾ Baths; wrought iron hardware; Master walk-in shower & double sink w/vanity length mirror, water closet & walk-in clothes closet.

Garage / 650sf attached 2-car o/s Garage w/work & storage area; 220 electric service; utility washtub; Well Pressure Tank (protected setting); rear Patio access; excellent lighting.

OUTBUILDINGS

Main Barn by Custom Barns / 52 x 40' (2,080sf) w/concrete 16' center-aisle & metal roof. 4-stalls w/mats & 1 w/concrete; 15 x 40' (600sf) rear overhang adaptable for another stall. Includes a Vet Room, a Storage Room w/3/4 Bath w/hot/cold water & an additional beautifully finished multi-purpose room w/windows & special lighting ~suitable for a Living or Bunk Room, a Store, Office or Tasting Room, Tack or just about anything you desire. An Automatic *Pro-Tech* fly spray system is in place.

2-stall Shedrow Barn w/hay storage (12 x 52', 624sf), each stall w/pipe turnout.

Hay Barn / 20 x 72' (1,440sf) w/14' raised center

Custom Greenhouse / 16 x 16' (256sf) w/water & electricity. Located between the Home & Main Barn.

Tuff Shed / 12 X 12' (144sf)

GROUNDS

41.5 acres, fully fenced & partially cross-fenced are **dividable**. **Grazing Lease** in place & transferrable to new owner. Pet/child-friendly fenced (grass) yard behind Main house. **Numerous water bibs t/o property; Irrigation to most trees. 2 Wells (one capped);** new Pressure Tank. **Legal access from both Harvest Drive & Hwy83!** 2 Parcels: SCC#109-27-001E & 109-27-001D. *****VINEYARD POTENTIAL*****

LA FRONTERA REALTY LLC / Independently verify all material information to your full satisfaction. (7/2017)