

3560 HIGHWAY 83 in SONOITA 85637 / TAR/MLS #21712700

2,843sf Living Space / 3Be, 3Ba / 20 acres / 4,055' Elevation

Custom Construction / Designed and built by Arturo Vasquez & Paul Finley; 2x12 Frame-Stucco; Metal roof by Fabral Metal Wall and Roof Systems w/*Grandrib* 3 Warranty, installed 2008; 1,000sf wrap-around porch

Temperature Control / Evaporative Cooling; Radiant in-floor heat

Interior Features / 2,008sf; 20' ceilings in living room; solar tubes t/o; Downstairs vaulted ceiling; 2'x2' concrete floor squares or Bamboo flooring; Anderson windows t/o; Beautiful custom roll blinds; Double fireplace in family room/living room

Chef's Kitchen / *Jenn Air* 6 burner stove w/griddle, 2 ovens & hood; *Jenn Air* refrigerator; *Bosch* dishwasher; Granite counters; Hickory cabinets; Prep sink

Bedrooms & Bathrooms / Master bedroom upstairs w/3/4 bath; Second bedroom on ground level; full guest bath

Green Features / Energy Star appliances & windows; Low E DP windows; Native plants; Rainwater harvesting, (3) 600gal tanks w/hosebibs

Photo Voltaic System / Inspected 2015; 24 panels on garage roof producing an average of 20 KW; 48 volt system w/2 C40 pulse w/modulated charge controllers, preventing nighttime power loss and battery overcharging; (8) 6 volt, deep cycle, flooded lead acid batteries rated at 820 ampHrs; Internal computer monitors battery stat & automatically starts & stops generator; Can produce 5,500 watts of continuous output at 120 volts AC; Backup generator is 12 KW air cooled 2 cylinder Kohler engine running on LPG w/own tank; Maintenance consists of weekly battery check for distilled water level

Septic System / Installed 2007 by Premier Tech; Annually maintained by Bishop Construction LLC; 1,000gal septic tank; *Ecoflo* Biofilter ST 650 w/FCB 100 collection bootom using peat moss; Model 8800 *Clearstream* chlorinator unit; (1) 325gal concrete chlorine contact chamber; 210 linear feet of 14" chambers in 3 rows w/observation ports

Guest House / 835sf; 1Be, 1Ba; Metal roof by Custom Barns Inc, installed in 2007; Concrete floors; 2 propane fireplaces

Outside / 20ac; 12x12 5-stall metal barn w/air tight tack room; Cemented pipe arena; Irrigation system installed by Cliff Hirsh of Desert Care in 2010; 4 zone automatic irrigation system – trees, shrubs, pots & garden, all manually adjustable; *Hunter Pro-C* controller on south wall; 5/8" poly tubing for main lines running 6ft out on north, east & west sides of house; 1/4" poly tubing for feed lines

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