**393 CURLY HORSE ROAD in SONOITA AZ 85637 / TAR/MLS #21625201**

**4,561sf Living Space / 3Be, 3Ba Main + 2Be 2Ba Guest / 158ac / 4,610’ Elevation**

**Roof** / New Composite Shingle in 2015

**Construction** / Top quality 2x6 frame construction w/5/8in drywall; raised wood floors & slab concrete in AZ Room

**Heating & Cooling** / *TRANE* Heat pump; Central AC

**Interior Features** /3,217sf; Stone fireplace; 9’ – 15’ wood ceiling; Cherry, carpet & tile floors; Custom Knotty Alder cabinets t/o; 8 ceiling fans; Pella Double Pane windows w/Argon gas t/o; 5 Skylights; Wiring for a hot tub in Arizona Room; Water softener; Central Vacuum; Lights in attic & under house

**Chef’s Kitchen** /2 *Dacor* convection ovens; 46” *Dacor Modular Ceran* electric cooktop w/grill & griddle, with additional modules for wok & canning; 48” *Venta-hood*; *SubZero* refrigerator & freezer; Pull-out shelves; Walk-in pantry; Varied counter heights; Appliance garage in kitchen; Filter for sink

**Bed & Bathrooms** / All bedrooms fit King-sized beds; Main Master has adjacent office; 2 Masters; Generous closets; *NuTone* light, heater & vent fan in bathrooms & vent fans to outside; Windows in each bathroom

**Green Features** /3 solar tubes; Grey water lines from washing machine

**Garage** / Oversized 3 car garage w/new doors (2015); Storage closet w/under house access; plenty of work/storage space

**Outside** / New rain gutters w/downspouts to underground drainage away from house; New paint (2015); 5’ deep sidewalks around house; Walled patio w/raised planting beds; All landscaping on water system; Fruit trees; 2 capped wells, 3rd supplying water to the property

**Guest** /1,344sf ; 2Be, 2Ba; Central AC & Heat; Ceramic tile floors & counter tops; Wood burning stove in Living Room; Custom Red Oak cabinets t/o; 4 ceiling fans; 8’ ceilings; Full kitchen; Mud room; Covered porch on two sides; Landscaping on water system

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