

488 LOWER ELGIN ROAD in SONOITA 85637 / TAR/MLS #21721543

2,959sf Living Space / 3 Bedrooms, 3 Bathrooms, 3G / 2 Living Areas / 30 acres / 4,610' Elevation

Construction / Santa Fe-style Frame Stucco repainted in summer 2017; Flat roof resealed in 2015

Flooring / Ceramic Tile in living room, kitchen, bathrooms & laundry/mudroom; Solid wood floors in dining, study & sitting room; Carpet in bedrooms

Heating & Cooling / 2 Gas Pack Units (Units use electricity to cool & propane to heat), serviced in 2015

Interior Features / 2,959sf; New paint in 2015; 2 living areas; Solid pine doors throughout; Tray ceiling with recessed lighting in Dining room; New large woodstove in Living room, as well as a large Gas Log fireplace; Central vacuum with hookups on both patios; Oversized Anderson sliders & windows; High quality fans throughout; Study with closet that could potentially become a 4th bedroom; Garage access through mudroom

Chef's Kitchen / Granite counters with slate backsplash; Breakfast bar & nook; Walk-in pantry; All stainless appliances – GE gas oven, warming drawer, convection oven & microwave, Maytag refrigerator & dishwasher; Trash compactor; Island with storage; Pot filler faucet; 2 lazy susans; soft close drawers and cupboards; pull-out shelving in cupboards

Bed & Bathrooms / French doors into Master bedroom; Reach-in closet in Master; Master bath with separate jetted tub, glass bloc spa shower with temperature memory, granite counters & walk-in closet; Bonus space; 2nd & 3rd bedrooms both have walk-in closets & share 2nd full bath with shower/tub combo & granite counters; All bathrooms have high quality custom hardware & low flow toilets

Laundry / Also used as a mudroom; Plenty of cabinets; Counter; Utility sink; ½ bath; Patio access; Dryer can be gas or electric

Garage / Attached oversized 3 car garage with room for storage; 220V outlet

Outside / 30ac; Covered front & rear stamped concrete patios with fans; 8 security motion sensor lights around the house; 1,782sf 8-stall barn with one stall used as a tack/equipment room & one stall used as a Vet room, concrete center aisle, ceiling fans, 220V outlet & washer/dryer; 2 Full RV hookups with dedicated septic system; 4 fenced pastures + backyard with hot wire fence; Water available throughout property including irrigation system; Pump house with plenty of shelves for storage; Mare Motel (currently used for car & equipment storage, but plenty of room for horses or use as a hay barn or RV storage); Circular gravel driveway with solar powered wrought iron entry gate

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