

775 N 3RD AVENUE in PATAGONIA AZ 85624 / TAR/MLS #21621026

2,891sf Living Space / 2Be, 2Ba Main + 1Be, 1Ba Guest / 15.17 acres / 4,055' Elevation

Custom Construction / Mud Adobe construction; Milk paint; Bedroom & bathroom walls 2x6 or staggered 2x4 with insulation; Ceiling layers- saguaro ribs, burlap, plastic vapor barrier, 2-3" Adobe/cement, *T.J.'s Holding* ¾" plywood roof decking, covered with Elastomeric renewed every 2-3 years

Temperature Control / Central Air/Heat in the Main House; Furnace & Evap cooler in Guest

Interior Features / 2,232sf; Interior doors of 1 3/8in Knotty Alder w/Custom Hardware; 3 Cedar-lined closets; Mexican Tiles in bathrooms; Flagstone walls in bathrooms; 3 *Count Rumford* Fireplaces located in Kitchen, Great Room, & Master; Front door handles custom forged by a local craftsman; hand peeled Vigas & Saguaro rib ceilings t/o; Brick & repurposed Pine flooring; Alarm system installed

Chef's Kitchen / Gas double oven; Gas stove; Copper vent over range; Under-sink Water heater; Island/Breakfast bar

Bed & Bathrooms / Cedar-lined closets; Garden Tub in Master; Walk-in Mexican tiled showers; Built-in bookcase in second bedroom

Green Features / Passive Solar; Double Pane doors & windows; 1 – 800gal Rainwater Tank & 1 - 1,500gal Rainwater Tank; Solar Tube in main bathroom; Tank-less water heater in guest house; Skylights in kitchen

Guest House / 659sf; Adobe construction; Pitched metal roof; Spacious screened porch; Plumbed & wired for Kitchen/Laundry; Concrete flooring

Garage/Shop/Storage / Adobe plaster inside & out; Rough sawn ceiling; Metal roof; 100 amp electrical panel; 220 amp outlet

Other Buildings / Large pole carport w/room enough for RV; Double bay pole shed with electrical outlet; Rustic pump house

Outside / 15.17ac of natural plant landscaping, w/12-14 fruit trees & raised garden beds on drip system; Horse facilities include Round pen, Hay Room & Tack Room; Horse area fenced with smooth wire & water is from house; 2 Owned propane tanks; 2 Wells – 180' & 310'; Barb wire fencing on North & East sides of property; Nearby National Forest for easy ride-out

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