

**99 MUSTANG TRAIL in SONOITA 85637 / TAR/MLS #21517906**

**2,798sf Living Space / 4 Bedrooms, 3 Bathrooms / 6.22 acres / 4,610' Elevation**

**Construction** / Built by Buckingham Homes in Sierra Vista; Frame Stucco; New EIFS standard basecoat with fiberglass netting over entire house and refinished with synthetic stucco 4/17; New trim painting 4/17

**Flooring** / Carpeted bedrooms and great room; Wood floors in kitchen/dining; Ceramic in entry, mudroom and laundry

**Heating and Cooling** / Central heat and AC

**Interior Features** / 2,798sf; New Eagle Series windows by Anderson, Sierra Bronze, Pine interior, Low-E Glass w/Argon and screens in office, front bedroom, laundry room, garage and master bedroom – installed by Gary Brown 3/17; Drywall was repaired and replaced with windows; High ceilings throughout with viga beams in great room and kitchen/dining; Gas fireplace in great room

**Bed and Bathrooms** / 3 bedrooms + office which can be used as a 4<sup>th</sup> bedroom; Jack-and-Jill style bedroom/bathroom; Master suite has 2 vanity areas in bathroom + walk in closet; 2 full bathrooms, 1 - ½ bathroom

**Garage** / Oversized 3 car garage with workspace; New paint on doors 4/17

**Outside** / 6.22ac w/adjacent 4.77ac available; Covered rear patio; Garden space in place

**Studio** / Separate studio-workshop w/heat and AC