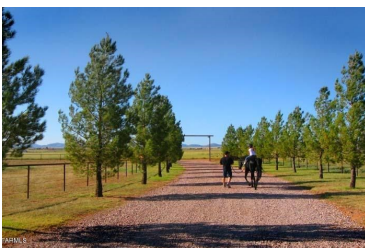




**20 Mountain View
Elgin**

\$1,295,000



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On 25ac at the Southern boundary of LAS CIENEGAS NATL CONSERVATION AREA, this classic AZ Territorial reigns supreme for its endearing quality and devotion to historic AZ architecture. A home for discerning tastes, constructed of 16" thick stabilized adobe brick with pitched metal roof and 12' deep wrap-around porches w/stunning views. The gracious 3,960sf Main house includes 3Be/3Ba/Stdy; an impeccable Kitchen; o/s Master and 10' pine ceilings + Anderson windows & doors t/o. 960sf separate GuestApt w/1Be/1Ba/Kitchen (up) & 2nd Be/Ba-ExerRm (down). 1,700sf WkShp-Studio w/48x20' equip/hay storage. PREMIER rideout; quality horse fencing; 5 gated pastures, Training Arena, TackRm, 2 Foaling Stalls and Loafing Shed. 30x40' 3CarG; stylish Greenhouse w/walled garden; Koi pond; charming child's playhouse. Must see!

340 Naugle Avenue
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An Introduction to the Property

This amazing home is situated on a rise in the rolling grasslands of Elgin, just a few steps away from the Las Cienegas National Conservation Area. Surrounded by 25 rolling acres, the home has amazing views of the surrounding Whetstone, Mustang, Huachuca and Santa Rita Mountains. The property is just minutes away from the many wonderful



wineries that draw so many to the area. Built of 16" stabilized adobe brick, the main 3,960sf building is constructed in a classic Arizona Territorial style, with deep porches under its metal roof providing easy access to the surrounding environment for year round enjoyment. The separate guest apartments, workshop, and tack room are wonderful additions to the property, and the high quality fencing in place adds to the myriad possible uses for this acreage.

The Setting

Sitting at an altitude of 5,000' less than 50 miles southeast of Tucson, Elgin has relatively moderate temperatures, with summer highs rarely exceeding 90° during the day with cool nights, and the winter afternoons are frequently in the 60s, although nights can drop below freezing. Annual rainfall averages between 12 to 20 inches, most occurring during the monsoon season between July and August. Wineries are abundant, the dry climate and high altitude producing some of the best wines in the country. Thriving populations of wildlife are evident in the herds of antelope and deer, as well as coyotes and javelina. Incredible varieties of birdlife make the area a hotspot for the birding community.

Las Cienegas is 45,000 acres of rolling grasslands that feature rare Southwestern vegetative habitats including Cottonwood-Willow Riparian Forests, Sacaton Grasslands, and Marshlands (Cienegas). Now partnered with the historic Empire Ranch, which was once one of the largest privately owned ranches in Arizona, this magnificent estate dates to 1870 and is listed in the National Register of Historic Places. With its iconic western look, many films have been made here, including "Red River" with John Wayne and "The Big Country" with Gregory Peck.



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The Main House

Constructed and designed in 2003 by the owner, the home is built of 16" stabilized mud adobe, with a pitched metal roof covering the 12' deep wrap-around porch with heavy rough swan beams. The ceilings are 10' and covered with 1x12 knotty pine planking. Throughout the house are Anderson doors and windows, and all through the house is custom lighting, custom cabinetry, and Saltillo tile.

Upon entering the house, you will see the built-in entertainment system, with surround sound installed in the ceiling and a stunning copper counter with an 1800s style back bar. To your right is the powder room, and the oversized Master Suite. The Suite has access to the patio, a generous walk-in closet, and the bathroom features travertine tile counters, glass block shower, *Pegasus* fixtures, and a cast iron tub in a porcelain slipper.

Proceeding to the other side of the home, you will see the dining area to your left with a huge window looking out towards the Koi pond. On your right is the thoughtfully designed Chef's Kitchen, featuring Quartz counters, commercial grade dishwasher, 2 *KitchenAid* disposals and trash compacter, a 6 burner *Viking* gas range with grill and side-by-side double ovens, and commercial *Thermador* refrigerator, microwave and hood. Leaving the kitchen, you will find a separate pantry area with attic access, as well as a special wine room, with room for 120 bottles of your favorite local vintage, and a small bar to prepare your drinks.

There is a handsome study to your left, with glass faced oak cabinets and built-desk, as well as a locking gun case and drawers. There is a generous laundry room, with tile counters, built-in ironing board, deep sink, and plenty of cupboards for storage.

At the end of the home is a full bathroom with a dual sink, raised bathtub and patio access. There are two bedrooms, one of which opens to the outside. This area of the home can be closed off from the rest of the house with heavy double doors.

Attached but separate is the oversized 3 car garage. Measuring 30 x 40', there is also a sink and floor drain in place so you can maintain or wash your vehicle inside, or use it as a workspace for small projects.



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The Guest Quarters

There are two guest apartments located in the workshop building. One is up the outside stairs, looking out over Las Cienegas. It is a one bedroom, one bathroom, living room and kitchen. There is a linen closet, wood and tile flooring, Anderson windows, and dual sinks in the bathroom. The ceilings are the same knotty pine that is in the main home.

The second guest space is located on ground level. There is one bedroom and bathroom. The bathroom has a closet for your guest, and the flooring is tile and carpet. A second door opens into the Workshop, so this is an excellent space for adding an office or studio space, or continue the current use as an exercise room.



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The Additional Buildings

The Workshop

1,700sf of finished space with a wood stove, laundry area, and loft. There is a large overhang outside, measuring 40' x 20'; perfect for storing equipment or hay.



The Greenhouse is to the north of the main house. It is built of waffle board polycarbonate and pressure treated Doug Fir. Surrounded with two raised beds, it is equipped with a thermostat vent, heat lamps, work benches, and has power and water. Off to the side is a small stone fruit orchard, with apple, peach, pear, and apricot trees. On the other side of the house are pecan trees.

The Tack Room and Playhouse are to the south of the Workshop. The Tack Room (left) is one room, with concrete floor, small workbench and wall hooks. The Playhouse (right) is elevated with one small room.



Utilities

Water is provided by a private well on the property. Electric is provided by Sulfur Springs Valley Electric Cooperative system. Propane tanks are leased. There are two Septic systems—one servicing each of the buildings. Internet and television service are obtained through satellite services.

Taxes and Zoning

Parcel #109-20-014B had taxes of \$8,246.98 in 2016, and is zoned GR.

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20 MOUNTAIN VIEW ROAD in ELGIN AZ 85611 / TAR/MLS #21703767

4,920sf Living Space / 3Be, 3Ba Main + (2) 1Be, 1Ba Guest / 25.18 acres / 4,055' Elevation

Custom Construction / 3,960sf; Owner designed & Built 16" thick stabilized Mud Adobe; Pitched metal roof; 10' ceilings covered w/1x12 knotty pine planking; Anderson doors & windows t/o; 12' deep heavy rough swan beamed wrap-around porches; 30x40' 3 car garage w/sink & floor drain; East/west layout for southern exposure

Temperature Control / 2 zones A/C & 4 zones in floor radiant heat

Interior Features / Custom lighting t/o, including approx. 52 recessed lights; Custom cabinetry t/o; Saltillo tile; Stone fireplace (wood burning); Built-in entertainment center; Surround sound in ceiling; Copper bar w/1800s style cherry back bar; Solid alder doors t/o; Study w/glass faced oak cabinets & built-in desk, locking gun case & drawers; Laundry w/deep sink, ironing board, tile counters; Illuminated light switches; Central vacuum

Chef's Kitchen / *Thermador* commercial fridge, microwave, hood, 6 burner *Thermador* gas range w/grill & double ovens; *KitchenAid* disposals (2) & trash compacter; Commercial grade dishwasher; Quartz counters; Separate pantry w/attic access; Wine room w/room for 120 bottles & small bar

Bedrooms / O/s Master w/patio access; 2 bedrooms on far side of house, 1 w/patio access

Bathrooms / Powder room; Master bath w/cast iron tub in porcelain slipper, travertine tile counters, glass block shower; Third bathroom dual sink, raised bathtub & patio access

Green Features / Bath exhaust out; Kitchen exhaust out; Low E DP windows, Low flow faucets; Tank less water heaters; Whole House Air Filtration System

Guest / Ground level 1Be/1Ba, carpet flooring & opens into Work shop; Upstairs 1Be/1Ba/Kitchen-Living room, w/linen closet, tile & wood flooring, knotty pine ceiling & outstanding views

Other Buildings / 1,700sf finished Work Shop-Studio w/wood stove, laundry & loft area; 40x20' equipment/hay storage; Tack Room; Pump house (2 pressure tanks); Greenhouse w/waffle board polycarbonate, pressure treated Doug Fir, Dutch door, thermostat vent & heat lamps

Outside / 25.18ac on the southern boundary of Las Cienegas National Conservation Area; 5 pastures w/high end horse safe fencing; Training Arena; 2 foaling sheds; Loafing shed; Windmill; Pecan, apple, peach, pear & apricot trees; 2 raised garden beds next to greenhouse; 2 septic systems; 2 leased propane tanks; Child's playhouse & play areas near Koi pond; Aerating water feature in pond; Fish fertilized water from pond used to water front grass area

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Great Room



Dining Area



Hallway to Study and Bedrooms



Laundry Room



Handsome resident



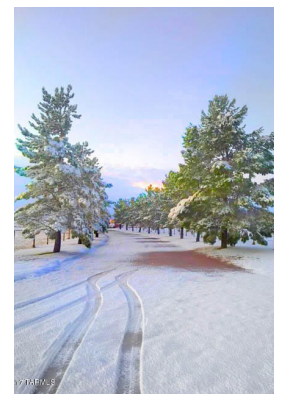
Enjoying the Koi Pond



Playground in place



Striking custom entry gate



A dusting of snow

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