



16441 E Saguaro BLVD Fountain Hills

85268-

Lot #: 6

2783634 ER Active / Residential LP: \$ 1,134,000

Area/Grid: 413 / M41

Beds/Baths: 4 / 3.5

Year Built: 2004

FE: 43.5RDAO4+G

Hun Block: 9400N

SF: 3,873 / Builder

Lot Size: 1-1.9 AC

Photos: [6 Virtual Tours: 1](#)

Pool: No

Coldwell Banker Residential Brokerage

Directions: SHEA & SAGUARO BLVD. SHEA EAST TO SAGUARO, SOUTH ON SAGUARO TO HOME ON LEFT.

NEED ROOM TO ROAM? THEN LOOK NO FURTHER! AWESOME SINGLE LEVEL TERRITORIAL - NO STEPS - 4+CG W/WORKSHOP. ENTERTAINERS BACKYARD WITH OUTSIDE COOK-CENTER, CUSTOM SHADE AND READY FOR YOUR POOL CREATION. WONDERFUL RED MOUNTAIN VIEWS. INSIDE ENJOY A FABULOUS KITCHEN WITH STAINLESS VIKING & KITCHEN AID APPLIANCES,LARGE WALK-IN PANTRY, BUILT-IN DESK,A GREAT BREAKFAST NOOK. LOTS OF NICHES AND BUILT-INS, TILE THRU-OUT. HUGE LAUNDRY ROOM. ENGINEERS DREAM DESIGNED FOR MAXIMUM EFFICIENCY USED QUALITY MATERIALS THROUGHOUT. A HOME NOT TO BE MISSED.

Property Information

Subdivision: **Firerock Ridge**
Township - Range - Section: - -
Builder: **Owner**

Marketing Name:
Plat:
Model:

Planned Community Name:
Block:
Fenced: **Yes**

Master BR: **19x18**
BR5: **0**
Kitchen: **34x18**

BR 2: **14x12**
LR: **22x22**
Den/Other: **0X0**

BR 3: **15x13**
Din Room: **17x13**

BR 4: **13X13**
Fam Room: **0X0**
Horses: **No**

Single Family-Detached
Single Level
Fee Simple
Territorial/Santa Fe
3501-4000 Sq Ft
Full Bath Master BR
Separate Shower & Tub
Double Sinks
2 Master Baths
Master Bedroom Split
Separate BR Exit
Master BR Walk-In Closet
No Fireplace
No Private Pool
Spa - None
Formal Dining Room
Eat-in Kitchen
Breakfast Room
Range/Oven
Dishwasher
Disposal

Microwave
Refrigerator
Pantry
Kitchen Island
Washer Included
Dryer Included
Inside Laundry
9 Ft + Flat Ceiling(s)
Fire Sprinklers
No Interior Steps
Soft Water Loop
3+ Existing Telephone Lines
Pre-Wire for Surround Sound
Pre-Wire for Satellite Dish
Cable TV Available
High Speed Internet Available
Security System - Owned
Great Room
Separate Workshop
Patio
Covered Patio(s)

4+ Car Garage
Tandem Garage
Extended Length Garage
Electric Door Opener(s)
Separate Storage Area(s)
Frame/Wood Construction
Painted Finish
Stucco Finish
Built-Up Roof
Foam Roof
Refrigeration
Electric Heating
Ceiling Fan(s)
Multi-Pane Windows
Multi-Zones
SRP
Private Water Company
Sewer-Public
City Services
View/Wrought Iron Fencing
Block Fencing

Desert Front
Desert Back
Mountain View(s)
Possess-Close of Escrow
HOA Incl-Common Area Maint
HOA-No Visible Trucks, Trailers, RV, Boats
HOA-Rental OK (See Remarks)
HOA-Professionally Managed
1st Loan-Treat as Free & Clear
1st Loan-Non Assumable
New Fin-Cash
New Fin-Conventional
Seller Disclosure Available
Agency Disclosure Required

School Information

Elem School: **Fountain Hills**
Elem School District: **98**

Jr High School: **Fountain Hills**

High School: **Fountain Hills**
High School District: **98**

Financial Information

Equity: \$ **1,134,000**
HomeOwnerAssociation: **Yes / \$155 / Annually**
Firerock Ridge - GV
Rec Center: //

Taxes/Year: **\$4614 / 2007**

Downpayment: **0**
Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Prepared by: Ann Morgan

Information deemed reliable but not guaranteed. Buyer to verify all information.

Sun, Feb 10, 2008 10:38 AM