



5274 W ARID CANYON

- **FANTASTIC VIEWS** of the Tortolita Mtns & 16th fairway of Heritage Highlands Golf & CC
- **Heritage Highlands (50+)** community is located in Dove Mountain – home to Gallery Golf Club, Ritz Carlton Golf Resort & Accenture Match Play Golf Tournament.
- **Napa model w/2316 sq ft living space** – 2 bdrms + den + 2 baths + 2 car extended garage
- **Nook bay window**
- **Upgrade kitchen cabinets**
- **Corian countertops & sink**
- **Goose neck faucet w/pull out spray**
- **Reverse osmosis & water treatment systems**
- **Re-circulating hot water system**
- **Built in appliances include** convection/microwave, convection oven, gas cook top & quiet power dishwasher
- **Large double door pantry**
- **Sliding glass doors to patio from family room & living room**
- **Fireplace in living room**
- **Extensive ceramic tile & upgrade carpet**
- **Master bedroom has wall of windows & coffered ceiling**
- **Master bath has 2 walk in closets, privacy door from bdrm to bath, his & her vanities, jetted tub, large shower w/bench seat**
- **Bath 2 has custom vanity w/floating sink, upgrade faucet, cultured marble tub/shower surrounds**
- **Expanded laundry room**
- **Extended garage w/cabinets, shelving, workbench, exhaust fan & garage keypad access**
- **Decorative wrought iron security door at entry**
- **Glass block sidelight & clerestory windows at entry**
- **Front courtyard w/gate**
- **Extensive landscaping w/extended flagstone patio & planter box**

\$399,500 – mls#20903845

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