



4529 N Paseo de Los Rancheros

- Custom Home on 1 acre built by Sunset Quality Builders Inc
- VIEWS of Catalina & Tucson Mountains and city lights!
- TEP Guarantee Home = \$1.88 per day heating & cooling costs / \$57.17 per month
- 3338 sq ft living area
- 4 Bedrooms + Entertainment /Family Room + Office/Den + Exercise Room
- 3.5 Baths
- Oversized 3 car garage with 10' rusted faux garage doors
- Den/Office has built in bookcases, desk & file cabinets
- Living/Dining area has lots of windows & a stacked stone wood burning fireplace
- Exposed beams & headers in living & dining areas
- Entertainment/Family Room is prewired for surround sound
- Exercise room has entrance from master bedroom & outside patio
- Solid Alder kitchen cabinets w/under cabinet lighting
- Granite Counter tops
- Solid Alder butcher block island
- 48" Kitchenaid gas cook top w/6 burners & griddle
- Stainless appliances include upgrade quiet power dishwasher, built in oven/microwave
- Acid stained scored concrete flooring throughout
- Ceiling fans & custom lighting
- Wood blinds
- Looped for future soft water or filtration system
- Central Vacuum
- Pre-wired for security system
- Hand troweled drywall finish w/rounded corners
- Walk in closets in each bedroom
- Separate soaking tub in master bath
- Walk in slate master shower w/dual shower heads & rain head/temp control
- Master bath separated vanities
- Laundry room has alder cabinets & large folding counter
- Better Built Low E Windows
- 2-13 SEER A/C units
- 2 hot water heaters
- Front & rear landscaping w/irrigation & lighting
- Built in gas BBQ & refrigerator
- Water feature has lighting & negative edge fall

\$575,000 – mls#20925067

**GLENDA GROW
GROW TUCSON TEAM
520-665-3120 direct**

<http://GrowTucson.com>

