

## Meticulously Cared For Vistoso Gem w/Catalina Views

12930 N. Topanga Drive – <http://TeamWoodall.com/Topanga>

Nestled in a quiet neighborhood of the master planned community of Rancho Vistoso in Oro Valley is this exceptional 3 Bedroom & 2 Bathroom residence. The great room concept floor plan makes excellent use of the home's 1,633 square feet, making it feel even larger than the square footage would indicate. Vaulted ceilings further add to this feeling of spaciousness. The split bedroom floor plan provides privacy for the master suite that includes a walk-in closet, dual sinks, and a separate tub & shower. Upgrades in the home include maple cabinets, stainless appliances, wood floors, and a cozy fireplace. A well situated covered patio provides a gorgeous view of the Catalina Mountains. Not only does this residence boast an incredible view, but it also backs to a wash for additional backyard privacy and a feeling of openness. Located conveniently nearby is The Golf Club at Vistoso for those who enjoy golfing. An easy walk down the block is the Hohokam Park with a tennis court, basketball court, dog park, and toddler lot with ramada. Coming soon is the newest Amphitheater school which is a STEM school in 2017.. This home you'll find just has a very comfortable, relaxing quality to it that makes you feel right at home!

### Kitchen

- 🔪 Granite Slab Countertops
- 🔪 Upgraded & Sleek Maple Cabinets
- 🔪 Eat-In Nook with Bay Windows
- 🔪 Casual Breakfast Bar Seating
- 🔪 Upgraded Stainless Steel Appliances
- 🔪 Refrigerator in Stainless Steel Included
- 🔪 Stainless Steel Sink w/Pullout Faucet

### Master Suite

- 🔪 Generous Bedroom Fits King Bed
- 🔪 Catalina Mountain Views to the East
- 🔪 En Suite Bathroom w/Double Vanity
- 🔪 Spacious Walk-In Closet
- 🔪 Split From Other Bedrooms

### Great Room

- 🔪 Open Layout w/Visibility to Kitchen
- 🔪 High 10' Ceilings & 8' Slider to Patio
- 🔪 Gas Fireplace w/Tile Surround
- 🔪 Multiple Windows for Natural Light
- 🔪 Large Cutout for Entertainment Center

### Other Notable Amenities

- 🔪 Porcelain Tile In Most Areas of Home
- 🔪 Wood Flooring in All Bedrooms
- 🔪 Low Care Rear Yard Landscaping
- 🔪 Incredible Catalina Mountain Views
- 🔪 Backs to Common Area Natural Wash
- 🔪 Wrought Iron View Fence in Backyard
- 🔪 Two Additional Guest Bedrooms/Office
- 🔪 Cultured Marble Bath Countertops
- 🔪 Low Maintenance Front Yard
- 🔪 Covered Patio in Backyard w/Lighting
- 🔪 Multiple Storage Spaces for Linens
- 🔪 Two-Car Garage Space
- 🔪 Desirable Rancho Vistoso Location
- 🔪 Close Proximity to New STEM School
- 🔪 Tons of Hiking & Biking Trails Nearby
- 🔪 Excellent Curb Appeal & Styling
- 🔪 Garage Floor Epoxy Coating
- 🔪 Separate Circuit for Freezer in Garage
- 🔪 Pocket Park Located Across the Street
- 🔪 Nearby to Hohokam Park w/Tennis

