

## Open Floor Plan Rancho Vistoso Gem!

257 W. Sacaton Canyon Drive – <http://TeamWoodall.com/Sacaton>

Come experience Oro Valley living at its finest in this sought after community within Rancho Vistoso, just minutes from multiple parks & trails. Offering 1,659 square feet in an extremely functional, split bedroom floor plan, this 3 bedroom & 2 bathroom home delivers usable space! A larger kitchen with a breakfast nook opens onto the great room with its 20' tile laid diagonally. Vaulted ceilings in the great room & master bedroom further enhance this plan's feeling of openness. The master suite includes dual executive height sinks, a vanity area, separate tub & shower, plus a sliding glass door to the rear yard. The backyard has an oversized 40+ foot extended length patio, looking out onto a raised planter area & peek-a-boo views of the Catalina Mountains. Walk to the Sunset Park with its open grass areas, basketball court, & volleyball court, or Hohokam Park with its playground equipment & tennis courts. All of Oro Valley's sought after lifestyle amenities and conveniences are at your fingertips.

### Kitchen

- ☞ Stylish Maple Cabinets w/36" Uppers
- ☞ Some Glass Door Cabinets for Display
- ☞ Breakfast Bar Opens Onto Great Room
- ☞ Center Island & Pillow Top Tile Flooring
- ☞ White Cast Iron Sink w/Pullout Faucet
- ☞ Ample Breakfast Nook w/Windows

### Master Suite

- ☞ Large Bedroom Easily Fits King Size Bed
- ☞ Sliding Glass Door to the Backyard
- ☞ En Suite Bathroom w/Executive Height Double Sinks & Separate Vanity Area
- ☞ Spacious Walk-In Closet with Tile Floors
- ☞ Separate Garden Tub & Roomy Shower

### Great Room

- ☞ Vaulted Ceilings Add to Open Feeling
- ☞ Gas Fireplace with Accent Lighting
- ☞ Stylish 20" Porcelain Tile on Diagonal
- ☞ 8' Tall Sliding Glass Door to Backyard
- ☞ Additional Shade Screens on Windows
- ☞ Built Ins Set Around Fireplace

### Backyard

- ☞ Extended Covered Patio Over 40' Long
- ☞ Raised Planter Beds with Drip Irrigation
- ☞ Peak-A-Boo Views of the Catalina Mtns.
- ☞ Above Ground Electric Spa (As-Is)

### Other Notable Amenities

- ☞ Functional Split Bedroom Floor Plan
- ☞ Vaulted Ceilings in Master Bedroom
- ☞ Cut Berber Carpet in Bedrooms
- ☞ Tile Walk Path in Master Bedroom in High Traffic Area to Bathroom
- ☞ Wood Slat Blinds on the Windows
- ☞ Walking Distance to Neighborhood Park – Sunset Ridge Park
- ☞ Ceiling Fans in All Rooms
- ☞ Raised 6-Panel Interior Doors
- ☞ Laundry Room with Gas & Electric Dryer Hook Ups
- ☞ Refrigerator w/Ice Dispenser Included
- ☞ Three Mature Trees in Front Yard
- ☞ Also Walking Distance to Hohokam Park w/Tennis Courts & Play Areas
- ☞ Sought After Rancho Vistoso Location

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