

IRONWOOD RANCH
A Truly Unique Property

- ◆ Main House living square footage is 3,200 sq.ft.
- ◆ Main House total square footage including porches is 6,225 sq.ft.
- ◆ Guest House total square footage is 1,560 sq.ft.
- ◆ Bunk House total square footage is 560 sq.ft.
- ◆ Workshop square footage is 250 sq.ft.
- ◆ Total square footage under roof (including porches) is 8,595 sq.ft.

- Directly borders Tucson Mountain Preserve with direct access to 20,000 acres of pristine hiking, horseback riding, and mountain biking trails.
- One of the first original ranches in the area prior to Tucson Mountain Preserves being plotted. House location could not be duplicated today.
- Deep history with the original hunting Bunk House and Ranch House.
- Has its own water well, but Tucson Water is available.
- Original Ranch Houses are masonry and Main House is masonry/frame stucco mix with metal and built-up roof structures.
- All structures have been preserved and updated.
- Horse property.
- Lots of room for additional outbuildings/arena etc.
- Bed-n-Breakfast possibilities.
- Additional access possibilities.
- Incredible privacy with unmatched views.
- Near Old Tucson and Sonora Desert Museum.
- Contiguous parcel of land available.
- Electric Gated Entry.
- Numerous mature ironwood trees and native Sonoran Desert plants and cacti.

- Custom finishes throughout.
- Massive poles with milled planking at Great Room and Master Suite ceilings.
- Huge tiled walk-in shower at Master Bath with dual shower heads.
- Outdoor shower and spa off Master Bath Foyer.
- Outdoor Dining Area with concrete pavers
- Custom masonry, lodge fireplace at Great Room and masonry Kiva fireplace at Master Suite.
- Enormous Master Suite with french doors to south patio and sliding glass doors to private rock-walled exterior shower area.
- Granite countertops throughout with stone backsplashes.
- Stainless steel G.E. Profile appliances.
- Built-In barbeque with 20-foot stone base and overhead beam structure with string lights over head seating area
- Stone firepit.
- All living areas are heated and cooled (heat pumps).
- Custom tile, colored concrete, and wood floors throughout.
- Rustic knotty Alder cabinetry.
- This unique ranch has never before been on the market.

GUEST HOUSE

BUNKHOUSE / HUNTING CAMP

- Guest House is masonry, frame stucco mix with a metal roof.
- Two wood burning original metal fireplaces.
- Custom Manganese Saltillo tile throughout.
- Fully upgraded kitchen with stainless appliances.
- Granite countertops.
- Original, sunken into the ground, tiled bathtub/shower combo.
- "Old Tucson" front porch with forked poles, wood wainscot on the wall of one of the two porches
- Rustic pavers at porch.
- Original interior wood ceiling and wall treatments.

- Structure is entirely masonry.
- Poles, planking in ceiling.
- ¾ bathroom with mexican tiled shower
- Kitchenette area with small refrigerator and sink.
- Manganese Saltillo tile.
- Granite countertops.
- Upgraded cabinetry
- Custom Shower/bath drapery and roman shade