

Amazing Catalina Views & Fully Furnished in Oro Valley
12938 N. Topanga Drive – <http://TeamWoodall.com/Topanga>

Enjoy sensational views of the Catalina Mountains from this luxurious, resort-like backyard complete with a pebble-tec pool & spa, outdoor fire pit, and built-in BBQ. This serene setting is made even more desirable since it backs to a large natural common area with no neighbors immediately behind the home. Those excellent views are visible from the great room, breakfast nook, kitchen, master bedroom, and are simply stunning from the deck off the master! The interior features include 3 bedrooms, 2.5 bathrooms, a good-sized loft (convertible to a temporary bedroom), and a downstairs office or den space. All of this located in a desirable Rancho Vistoso location in Oro Valley with a park across the street & nearby to Hohokam Park too! Just around the corner is the Amphitheater STEM school with Leman Academy of Excellence and Painted Sky also extremely close. Plenty of shopping & outdoor activities exist in this sought after location as well. Furnishings can be purchased for a true turn-key home!

Kitchen

- 🔪 Upgraded Raised Panel Cabinets
- 🔪 Black GE Built-In Appliances
- 🔪 Included French Door Refrigerator
- 🔪 Acrylic Block Areas for Natural Light
- 🔪 Granite Countertops w/Bar Area
- 🔪 Stainless Steel Double Sink
- 🔪 Eat-In Breakfast Nook
- 🔪 Mtn. Views from Sink & Breakfast Nook

Exterior / Landscaping

- 🔪 Spacious Covered Rear Patio & Extended Pavers
- 🔪 Tremendous Catalina Views!
- 🔪 Pebble-Tec Pool & Elevated Spa
- 🔪 Built-In BBQ w/Natural Gas
- 🔪 Outdoor Natural Gas Fire Pit
- 🔪 View Fence to Desert Open Space
- 🔪 Excellent Landscaping w/Drip System
- 🔪 Cool Deck Around Pool Area

Master Suite

- 🔪 Obscured Glass Shower/Tub Combo
- 🔪 Dual, Executive Height Vanities
- 🔪 Large Walk-In Closet & 2nd Closet Too!
- 🔪 Spacious Bedroom w/Mtn. Views
- 🔪 Huge Deck of Master w/Stunning Vista

Other Features & Amenities

- 🔪 Office/Den Space off Entrance
- 🔪 Downstairs Powder Bath w/Storage
- 🔪 Upstairs Laundry w/Window
- 🔪 Loft Area for Fun or Bedroom Use
- 🔪 Sitting/ Desk Area Upstairs
- 🔪 2-Car Covered Garage
- 🔪 Can Come Completely Furnished!
- 🔪 Nearby to Hohokam Park & Schools
- 🔪 Convenient to Shopping & Amenities

Great Room

- 🔪 Generous Open Space Entertaining
- 🔪 Tile Floors w/Carpet Inset
- 🔪 Picturesque Mountain Views
- 🔪 Open Concept to Kitchen & Nook



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