

*Freshly Painted & Carpeted Sun City Oro Valley Charmer*  
1295 E. Royal Oak Road – <http://TeamWoodall.com/Royal>

Enjoy brand new carpet & fresh interior paint of this 1,895 square foot extended Sunrise floor plan located in the desirable Sun City Oro Valley community. Activities abound in this active adult community which delivers a well-rounded lifestyle. There is a club for just about every interest, including hiking, cycling, yoga, arts & crafts, golf, pickleball, card games, and so much more! The home itself provides a large living room & dining room area that's perfect for entertaining, while the family room just off the kitchen is ideal for casual daily enjoyment. The family room includes a gas fireplace and is located just off the kitchen. A built-in desk and separate office/den provides space for crafts or other hobbies. Don't miss this spectacular corner lot home in Sun City Oro Valley!

### **Kitchen**

- 🔪 Extensive Kitchen Cabinet Layout
- 🔪 Beautiful Solid Surface Countertops
- 🔪 Included Refrigerator w/Dispenser
- 🔪 Angled Bar Area Top
- 🔪 Wall Pantry Storage Space
- 🔪 Eat-In Breakfast Nook
- 🔪 Desk Area w/Upper Cabinets

### **Exterior / Landscaping**

- 🔪 Large Covered Rear Patio
- 🔪 Extended Brick Patio Area
- 🔪 Mature Trees and Landscaping
- 🔪 Corner Lot Location Adds Privacy
- 🔪 Select Rain Gutter Locations
- 🔪 Attractive Front Landscape w/Boulders
- 🔪 Front Patio Courtyard

### **Master Suite**

- 🔪 Generously Sized Bedroom
- 🔪 Space For Sitting Area
- 🔪 Executive Height Counter w/Dual Sinks
- 🔪 Spacious Framed Shower w/Grab Bar
- 🔪 Corner Soaking Tub
- 🔪 Large Walk-In Closet

### **Other Features & Amenities**

- 🔪 Brand New Carpet in Home!
- 🔪 Brand New Interior Paint on All Walls
- 🔪 Bonus Office/Craft Room w/Closet
- 🔪 Foyer Entryway Space
- 🔪 Coat Closet at Front Foyer
- 🔪 Oversized Garage w/Workspace
- 🔪 Storage Cabinets in Garage
- 🔪 Garage Sink Location
- 🔪 Washer & Dryer Setup in Garage
- 🔪 Premier Corner Lot Location
- 🔪 Sun City Neighborhood Activities
- 🔪 Nearby Oro Valley Amenities

### **Family Room**

- 🔪 Large Open Space for Relaxing
- 🔪 Fireplace & Niche Cutouts
- 🔪 Excellent Wall Space For Television
- 🔪 Connects to Dining/Living Room



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