

Casas Adobes Updated Charmer with Farmhouse Style
7220 N. San Blas Drive – <http://www.TeamWoodall.com/SanBlas>

This unique property combines warmth, character, and modernity on a large 0.81 acre lot in Casas Adobes. Enjoy recycled glass countertops, contemporary tile, and farmhouse-style touches from the light fixtures to the beamed ceilings. This split-level home includes an Arizona Room on the main level along with the modern kitchen, open dining area, and spacious living room with wood-burning fireplace. Upstairs you'll find a hall bath and three bedrooms, one of which has an en suite bathroom and a balcony overlooking space for a pool and the Santa Catalina Mountains. Downstairs a large room with an en suite bathroom could be used as a 4th bedroom or den, with access to the private back patio. Located less than a mile from Tohono Chul Park and the vibrant shops and restaurants at Ina & Oracle, this home is also convenient to the amenities of the Foothills Mall.

Kitchen

- Updated White Cabinets w/Pulls
- Recycled Glass Countertops
- Herringbone Pattern Glass Backsplash
- Included French Door Refrigerator
- Stainless Steel Appliances Including Built-in Microwave and Dishwasher
- Numerous Pantry Cabinets
- Extended Coffee Bar w/Additional Storage
- Stainless Steel Undermount Double Sink
- Pull-Out Faucet

Outdoors

- 0.81 Acre Lot
- 2-Car Carport with Storage
- Courtyard Between Home & Carport
- Very Large Circle Drive
- Plenty of Additional Parking
- Native Plants Including Saguaros
- Balcony with Santa Catalina Mountain Views
- Large Cleared Space for a Pool
- Covered Patio w/Extended Pavers & String Lights
- Irrigation System Fixed in June
- Exterior Door in Arizona Room
- Security Doors on Exterior

Other Features & Amenities

- Newer Porcelain Wood-Looking Tile
- Newer Baseboards Throughout
- Laundry Room w/Stackable Space
- Very Large 4th Bedroom or Den w/Patio
- Sliding Barn Door Separates the Den from the Living Room
- Wrought Iron Handrails on Staircases
- Built-in Bookshelf Along Staircase
- Unique Tile Accents in Many Rooms
- Stylish Lighting Throughout
- Ceiling Fans in All Bedrooms & Arizona Room
- All Window Coverings Stay
- Wood-Burning Fireplace
- Vaulted Wood-Beamed Ceilings
- Tankless Water Heater
- Nest Smart Thermostat

Location

- Optional HOA w/Community Pool
- Less than a Mile from Tohono Chul Park & Tohono Chul Garden Bistro
- Near Numerous Businesses at Ina & Oracle Including Wildflower, Frost Gelato, Sauce Pizza & Wine, Whole Foods, Guadalajara Original Grill, Truland Burgers & Greens, Tucson Tamale Company, Tap & Bottle North, Beyond Bread, Safeway, and Pita Jungle



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