

***Gorgeous Sky Ranch Home w/Pool, Privacy & Great Mountain Views***  
4230 W. Golden Ranch Place – <http://TeamWoodall.com/GoldenRanch>

Enjoy stunning Catalina Mountain views to the east from the spacious, resort-style backyard of this charming, one-owner Sky Ranch home! Notably the house is sited on a premium cul-de-sac lot that backs to desert common area in the rear and to the east for great privacy, with a view fence that provides an enhanced feeling of openness. There are also excellent Tortolita Mountain views from the backyard, owner's suite, nook, and great room areas. The solar heated pool, waterfall & slide, and extended paver patio further enrich this backyard. Inside the open concept floor plan features a kitchen offering upgraded cabinets, a large island & breakfast bar opening onto the great room, stainless steel appliances with double ovens, granite counters, walk-in pantry, breakfast nook, and a pocket office. A spacious owner's suite delivers multiple seating areas, backyard access to the covered patio along with a large walk-in closet, and premium bathroom finishes with a split vanity of granite countertops, soaking tub, and large tiled shower with bench seating. In addition to all this, the home offers three guest bedrooms (two of which have walk-in closets), a den, mud room, formal dining, and plenty of storage, plus a 3-car tandem garage with an owned soft water system. It's also nearby to the new Tangerine Sky Park and the multi-use path along Tangerine connecting to The Loop. Easy access to neighborhood Fry's, the Tucson Premium Outlets, new Marana C-STEM school, and so much more!

### **Kitchen**

- 🔪 Gourmet Kitchen w/Expanded Cabinetry & Counter Space
- 🔪 Upgraded Staggered Cabinet Layout
- 🔪 Stainless Steel Built-In Appliances
- 🔪 Included Stainless Steel Refrigerator
- 🔪 Stainless Steel Double Ovens
- 🔪 Large Granite Kitchen Island w/Seating
- 🔪 Expanded Walk-In Pantry
- 🔪 Large Eat-In Breakfast Nook
- 🔪 Pocket Office Just Off Kitchen

### **Owner's Suite**

- 🔪 Generously Sized Bedroom w/Views
- 🔪 Exterior Access Door to Covered Patio
- 🔪 Separate Garden Tub & Tiled Shower
- 🔪 Executive Height Counter w/Split Sinks
- 🔪 Walk-In Tile Shower w/Accents
- 🔪 Bench Seating in Shower
- 🔪 Large Walk-In Closet

### **Exterior / Landscaping**

- 🔪 Spacious Covered Rear Patio Area
- 🔪 Built-In Pool w/Solar Heating, In-Floor Cleaning & Waterfall Feature with Slide
- 🔪 Premium Lot Backing to Open Space
- 🔪 Great Catalina & Tortolita Mtn. Views
- 🔪 View Fence to Rear and East Sides
- 🔪 Private Yard w/No East Side Neighbor
- 🔪 Cool Deck and Extended Paver Patio

### **Other Features & Amenities**

- 🔪 Separate Den w/Double Door Entry
- 🔪 Formal Dining Room w/Tray Ceilings
- 🔪 Tandem 3-Car Garage
- 🔪 Owned Soft Water System
- 🔪 Mud Room Just off Garage w/Closet
- 🔪 Spacious Laundry w/Cabinet Storage
- 🔪 Upgraded Tile Floors in Most Spaces
- 🔪 Walking Distance to Tangerine Sky Park
- 🔪 Two Guest Bedrooms w/Walk-In Closet



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