

2024 Built Meritage Home with Premium Upgrades
2269 W. Azure Creek Loop – <https://TeamWoodall.com/Azure>

This is your chance to own the newest home in the popular Saguaros Viejos gated neighborhood. Finished in August of 2024, this stunning contemporary home has over \$110,000 in builder upgrades! The interior layout delivers an open concept design with 3 bedrooms, a large den, and 2.5 bathrooms. Finishes include practically new stainless steel appliances, designer kitchen with pendant lights, a large island with breakfast bar seating, quartz countertops, a HUGE primary shower, additional energy efficient recessed lights, extended 3-car garage w/EV charging, and so much more! Ideally located between Wilson K-8 & Ironwood Ridge High School, there are multi-use paths, trails, and plenty of shopping & restaurant options nearby. Builder warranty still exists on this almost new home!

Primary Suite Features

- Large Primary Bedroom Space
- Super Shower Option w/Floor to Ceiling 12" x 24" Tile & Hex Listelle
- Dual Vanity w/Quartz Counters
- Additional Recessed Ceiling Lights
- Linen Closet Storage Area
- Expansive Walk-In Closet

Kitchen Features

- Contemporary Two-Tone Kitchen Cabinets w/Black Pulls
- Decorative Crown Moulding
- Calacatta Aurora Quartz Counters with Undermount Farm Sink
- Stainless Steel Whirlpool Appliances w/30" Vent Hood
- Included Side-by-Side Refrigerator w/Dispenser
- Modern Pendant Lights at Island
- Pot & Pan Drawers, Rollouts, & Double Bin Trash/Recycling
- Under Cabinet Lighting

Other Notable Amenities

- Wood Look 6" x 36" Porcelain Tile Throughout Most of the Home
- Additional Guest Powder Bath
- Open Concept, Split Bedroom Meritage Finch Floor Plan
- Many Additional Energy Efficient Recessed Cans & TV Prep Conduit
- Flexible Den/Office/Dining Room
- 3-Car Garage w/4' Extension
- Additional Garage Outlets & EV
- Central Covered Patio
- Large Pool Sized Rear Yard
- Exterior Holiday Lighting Package
- Laundry Room with Included Washer/Dryer, Cabinets, & Sink
- Gated Saguaros Viejos Location
- Neighborhood Park w/Ramada, Playground & Horseshoe Pits
- Nearby Paved & Natural Paths for Walking, Running, & Cycling
- Perfectly Situated Between Wilson K-8 & Ironwood Ridge High School



[www.TeamWoodall.com](https://TeamWoodall.com)