

## **UPGRADED FEATURES & IMPORTANT PROPERTY INFORMATION**

### **9487 N 105th PL, SCOTTSDALE, AZ 85258**

#### **RECENT UPGRADES**

- Rich hardwood flooring added to main living areas (2013)
- French country kitchen with white, refinished cabinets (2018)
- Replaced first floor HVAC system (2012)
- Roof resurfaced (2011)
- Carpet completely replaced (2017)
- New white marble countertop, cabinetry and fixtures in the upper guest bath (2018)
- New Travertine pavers on back patio (2018)

#### **OTHER PREMIUM FEATURES INCLUDE:**

Crown Moldings & 5" Baseboards

Plantation Shutters Throughout

Stainless Steel Kitchen Appliances

14" Deep Kitchen Cabinets

Fireplace with Marble Surround and Custom Wood Mantle

All Bathrooms Updated—Upstairs Baths in White—First Floor w/Gorgeous Old World Finishes

Sun Screens available for most windows if desired

In-Ground Spa

2-Car Garage with Storage Cabinets

Newer Ceiling Fans Throughout

High Ceilings and Great Natural Light

Home Has Largest Living Space in the Entire Suntime East Community

Prime Lot, Backing to Common Area—Only Two Abutting Homes—No Neighbors Behind

***9487 N. 105th Place is located in the Scottsdale Ranch subdivision of Suntime East. Suntime East is a gated community, with a large community heated pool and spa directly behind the home. Suntime East is across the street from Scottsdale Ranch Park, which has 18 tennis courts, 4 racquetball courts, a squash court, 6 sand volleyball courts, a full basketball court, 2 half basketball courts, 4 baseball fields, and all of the above facilities are lighted. The park also has 6 reservable picnic ramadas, exercise stations, a new playground, a desert garden and restroom facilities. The home is just a short walk away from Laguna Elementary School, the Boys & Girls Club, the Scottsdale Via Linda Senior Center, and the Scottsdale Ranch Mercado with shops and restaurants!***