18620 E. CACTUS HILL ROAD, VAIL, AZ 85641

BUILT TO HIGHEST QUALITY CONSTRUCTION STANDARDS:

- 8” BLOCK WITH 2 X 4 FURRED OUT WALL WITH FIBERGLASS BATT INSULATION
- 1.5” STANDING SEAM (COMMERCIAL 24 GAUGE) METAL ROOF (PREMIUM COLOR “ANTIQUE PATINA = COPPER WITH GREEN”)
- CUSTOM SCORED CONCRETE FLOORS IN MOST LIVING AREAS & 12” & 18” SALTILLO TILE IN BEDROOMS, BATHS, LIVING ROOM
- VAULTED TONGUE & GROOVE WOOD CEILINGS
- AMERICAN CLAY WALL FINISH IN EARTH TONES

3 COMPLETELY REMODELLED BATHS WITH

- CUSTOM ALDER CABINETS
- GRANITE COUNTERS WITH HAND-CHISELLED EDGE
- TUMBLED TRAVERTINE BACKSPLASHES
- TRAVERTINE SHOWERS & BATH

REMODELLED KITCHEN WITH

- GRADE 5 MARRON COHIBA GRANITE COUNTERS WIT HAND-CHISELLED EDGE
- SUBZERO REFRIGERATOR, SS APPLIANCES
- ST. CHARLES CUSTOM HICKORY CABINETS
- CUSTOM COPPER RANGE HOOD
- WROUGHT-IRON POTRACK BY NOTED LOCAL ARTIST NED EGEN
- REVERSE OSMOSIS (CULLIGAN) WATER FILTRATION SYSTEM
- INSTANT HEAT STOVE TOPS (FRONT)
- CUSTOM ISLAND BY NOTED LOCAL ARTIST NED EGEN
- HUGE PANTRY
- 2 SINKS
- WINE FRIDGE

FIREPLACE & TWO JOTUL WOOD STOVES
CUSTOM CABINETRY THROUGHOUT INCL. TWO BOOK SHELF WALLS

TREMENDOUS STORAGE INCL. ROWS OF HALLWAY CLOSETS AND TWO INTERIOR STORAGE ROOMS

SPLIT-SYSTEM HVAC (4 ZONES)

CUSTOM CEILING FANS, CUSTOM LIGHTING

OVERSIZED 2 CAR GARAGE WITH ADJOINING WORKSHOP

3 COURTYARDS WITH STUCCO BLOCK WALLS WITH CUSTOM METAL WORK INSERTS + SUBSTANTIAL FENCED AREA FOR PETS OFF SCREENED PORCH

PEBBLE-TEC POOL (BY PATIO POOLS) WITH CUSTOM STANDING SEAM METAL ROOF RAMADA

HORSE BARN:

❖ 4 STALLS WITH LARGE INDIVIDUAL RUNS
❖ FEED & TACK ROOMS
❖ HUGE HAY STORAGE AREA
❖ GIANT TURNOUT AREA
❖ COVERED STORAGE AREA FOR TRAILER & EQUIPMENT

PRIVATE WELL

CIRCULATION PUMP ENSURING INSTANT HOT WATER

HUGE SCREENED SLEEPING PORCH

HUGE ATTIC SPACE FOR ACCESS TO ALL AREAS OF THE HOUSE

38 SAGUARO & MESQUITE STUDDED ACRES ABUTTING SAGUARO NATIONAL PARK. PROPERTY IS LOCATED IMMEDIATELY UNDER RINCON PEAK. MOUNTAINS ABOUND AROUND YOU.
X9 RANCH:

- Is bordered on 3 sides by Saguaro National Park
- Includes approx 6 miles of common dirt roads
- Has 1 designated national park trail access at Madrona Ranger Station
- Gated with gatekeepers on duty 7 AM – 7 PM MO-SAT

APPROX ROOM SIZES:

Living Room: 34’ X 22’

Great Room: 36’ X 21’

Kitchen & Breakfast Area: 27’ X 18’

Dining Room: 16’ X 18’

Master Bedroom: 16’ X 24’

Master Bath & Dressing Areas: 20’ X 24’

Guest Bedroom Suite: 14’ X 19’ & 11’ X 19’

Laundry Room: 13’ X 11’

Az Room: 16’ X 35’