

## **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 "ANTIQUÉ 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 WITH 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 CABINETS 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'

