

Presented by Rob Williams, Realtor

ROBERT A. WILLIAMS, PLC

MOBILE: 480-352-2060



HOME SMART

Newer construction w/no HOA in a highly desirable West Biltmore neighborhood! Approach through the towering stone circular entryway & walk into the foyer w/tall ceilings & views to the great room & the paver back patio. Note the formal dining room w/mahogany tongue & groove ceiling to your left as you move into the main living area. The open kitchen w/a large kitchen island has ample seating space for guests & serving, as well as the large casual dining area nearby, both opening to the large great room perfect for entertaining! Kitchen w/Alder cabs, granite counters, custom lighting & a Wolf gas range! The 4 BDRMs incl a split BDRM w/a separate exit & 1/2 bath (great office/workspace)! Two drives accommodate 6 to 8 cars. Mtn views & 2 min drive to Biltmore Fashion Park, shopping & dining!

**1953 E. MONTEBELLO AVE., PHOENIX, AZ
4 BEDS | 2.5 BATHS | 2,881 SQ. FT.**

- **CHEF'S KITCHEN & LARGE ISLAND**
- **PROFESSIONAL WOLF GAS RANGE**
- **ALDER CABINETS AND DOORS**
- **GRANITE COUNTERS**
- **RESURFACED FLAT ROOF (2020)**



PREMIUM FEATURES
1953 E. MONTEBELLO AVE., PHOENIX, AZ 85016
WEST BILTMORE/BEVERLY PARK

4 BEDS / 2.5 BATHS / 2,881 SF / LARGE CORNER LOT / QUIET STREET

REMODELED & PREMIUM FEATURES:

- Newer Construction Home (2005) w/Towering Stone Entry
- High Ceilings Throughout, including a Mahogany Tongue & Groove Ceiling in the Dining Room
- Stacked Stone & Travertine Accents Inside & Outside the Home
- Open Floor Plan—Great for Entertaining
- Updated Kitchen w/Alder Cabinets & Granite Counters
- Large Kitchen Island w/Seating for at Least Four Guests
- Wolf Gas Range w/Stainless Steel Hood Vent
- Alder Doors Throughout
- Gorgeous Travertine Flooring in Main Common Areas
- All New Interior & Exterior Paints
- 4th Bedroom w/a Half Bath & Separate Exit — Great Space for Home Office or Larger Communal Work Space
- Garage Parking for 2 Cars w/Driveway Parking for at Least 8 Additional Vehicles
- Paver Driveway & Paver Back Patio
- Exterior Back Patio Fireplace and Professional Gas BBQ Grill
- Dual Pane Windows
- Wired for Surround Sound w/Speakers
- Newer Water Heater (2019)
- Resurfaced Flat Roof (2020)
- Only 2 Minutes to Biltmore Fashion Park w/shopping, numerous dining options & more
- Phoenix Mountain Views & Just Minutes to the Piestawa Peak Recreational Area w/Scenic Hiking Trails

