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HOME SMART.

This immaculately maintained former builder's model in Andalusia I in Scottsdale Ranch offers a split master floor plan with 4 beds and 2.5 baths on a private cul-de-sac. The home has many upscale features such as a vaulted wood beam ceiling, Brazilian Koa/Tigerwood flooring, matching granite counters throughout, a wet bar, a resort-like backyard with a fenced & heated pebble pool, a full roof replacement in 2013 including all new concrete tiles, a new R410A HVAC in 2017, two new water heaters (2019) and much more all make this block construction home a terrific investment! Literally just minutes to Hwy 101 and all things Scottsdale such as golf, shopping, Salt River Fields, the Arizona Boardwalk, restaurants, hiking, spring training, top hospitals and great public and charter schools, including nearby Basis Scottsdale!

**9760 E. SAN SALVADOR DR, SCOTTSDALE
ANDALUSIA I—SCOTTSDALE RANCH**

4 BEDS | 2.5 BATHS | 3,556 SQ. FT.

- VAULTED WOOD BEAM CEILING**
- HEATED PEBBLE POOL (FENCED)**
- LARGE COVERED PATIO**
- LARGE LUSH YARD W/CITRUS**
- NEWER ROOF, R410A AC & MORE!**



PREMIUM FEATURES & IMPORTANT PROPERTY INFORMATION
9760 E. SAN SALVADOR DR., SCOTTSDALE, AZ 85258
ANDALUSIA I - SCOTTSDALE RANCH

4 BEDS / 2.5 BATHS / HEATED POOL / 3,556 SF / CUL-DE-SAC LOT

PREMIUM FEATURES/UPDATES:

- Former Builder's Model with Block Construction & Split Master Floorplan
- Vaulted Wood Beam Ceiling in Large Family Room w/Library & Built-in Book Shelves w/Ladder
- Large Eat-In Kitchen w/Breakfast Bar, Granite Counters, Reverse Osmosis System & Butcher Block Island w/Rinse Sink & Disposal
- KitchenAid Stainless Steel Double Ovens, Refrigerator, Cooktop, Exhaust Vent, Trash Compactor and Miele Dishwasher
- Kitchen and Bathrooms with Matching Granite Counters
- Brazilian Koa/Tigerwood Floors in Living Room & All Bedrooms
- Full Roof Replacement, including New Concrete Tiles in 2013
- New R410A HVAC in 2017
- Two New Water Heaters in 2019, Soft Water System & Hot Water Recirculation System
- Master Bedroom with Two Walk-in Closets, Two Vanities & Separate Exit to Backyard Patio
- Walk-in Coffee Bar/Wet Bar
- Newer LG Washer & Dryer
- Fireplaces in Master (woodburning) & Family Room (gas)
- Huge L-Shaped Backyard Covered Patio for Entertaining
- Plantation Shutters in All Bedrooms, Living & Dining Rooms
- Surround Sound Speakers in Living Room
- Updated & Upgraded Intercom System
- Fully Fenced Pebble Pool w/Heater & Variable Speed Pump
- Central Vacuum System
- 3-Car Garage with Separate Storage, 120V & 240V Circuits
- Lush Landscaping, including Citrus Trees (Orange & Lemon) and a side-yard garden landscaped with child-friendly plants and small bridges creating a miniature Adventureland!



Scottsdale Ranch is conveniently located in the heart of Scottsdale near shopping, grocery stores, restaurants, great schools (including BASIS Scottsdale), top hospitals, the McDowell Sonoran Preserve with hundreds of miles of trails, city parks (including Scottsdale Ranch Park), golfing, Salt River Fields, Top Golf, Talking Stick Resort, The Arizona Boardwalk and easy access to Hwy 101 & everything Scottsdale!