

# 10851 E. Le Marche Dr. | Castle Chase in MMR

## PROPERTY FEATURES

### By the Numbers:

- 1,936 square feet
- Two bedrooms + office
- Two full bathrooms
- Two car garage

### Interior:

- Tile floors in main living areas + office
- Hardwood floors in bedrooms
- Wood plantation shutters throughout
- Wall bed in 2<sup>nd</sup> bedroom
- Built-in desk + shelves in office
- Updated lights, fixtures + fans
- All closets upgraded from Classy Closets
- Extra cabinet storage in kitchen + center island
- Water softener / RO system - 2014
- Faucet / garbage disposal replaced - 2015
- Security screen doors (front + back)

### Kitchen / Dining / Family Room:

- Open concept
- Granite countertops
- Stainless steel appliances
- Eat-in kitchen
- Breakfast bar
- Center island with storage below
- Upgraded cabinets with custom storage system

### Master Suite:

- Two mirrored closets + walk-in closet
- Separate shower + tub
- Two sinks
- Extended bedroom for this model

### Exterior:

- Beautiful curb appeal - stacked stone on front, new travertine pavers at front entrance (2019), up-lighting (2020)
- Brand new roof with new tile & two underlayment – 2019 – transferable warranty
- New travertine / extended patio in backyard
- Entertaining patio with automated cantilevered shade structure and automated shade blocking western sun - approximately 29K in upgrades to backyard completed - 2019
- New irrigation system
- Low maintenance yard
- Exterior paint - 2016
- Peek-a-boo mountain views

### Garage:

- Built in cabinets + overhead storage
- Wash sink

### Castle Chase resident only amenities:

- Gated entrance
- Fitness center, pool + spa
- Covered ramadas, BBQ

### McDowell Mountain Ranch amenities include:

- Hiking / biking trails
- Two community centers
- Newly renovated park with splash pad
- Heated pools + spas
- Children's playgrounds with splash pads
- Lit Pickleball courts – active pickleball club
- Tennis, basketball courts

### In and around MMR

- Phil Mickelson's McDowell Mountain Ranch Golf Club
- City of Scottsdale Aquatic Center and so much more....!

Some furniture available upon request - separate bill of sale



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