

# 11240 E. Sunnyside Drive | Scottsdale

## PROPERTY FEATURES

### By the Numbers

- 2,429 square feet
- 4 bedrooms
- 3 bathrooms
- 2 car garage

### Full Kitchen Remodel

- Countertops
- Shaker cabinets with soft close drawers
- French style farm sink
- Undercounter water filtration
- Modern designer full backsplash

### Interior

- Lower level luxury planked vinyl and baseboards
- Large bedroom and full bath downstairs

### Exterior

- Playtime and relaxing sauna and pad - can convert for above ground Jacuzzi
- Pool updated with pebble tech finish
- Water feature
- Removeable safety fence
- Lush green astroturf throughout the backyard
- Covered patio
- Lemon tree
- Private large corner lot perfect for entertaining

### Additional

- LOW HOA of \$12.92 per month/property taxes \$1920.00 a year
- Close to shopping at Safeway, Aj's, restaurants and shopping!!
- Close to top-rated schools - Basis Primary and Basis School | Mountainside Jr. High | Desert Mountain High School



### Rob + Dani Mattisinko

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