

# 9669 E. Mountain Peak Drive | Windgate Ranch

## PROPERTY FEATURES

### By the Numbers

- 2,867 sq ft
- 3 bedrooms + office
- 2.5 bathrooms

### Family Room

- New door system
- Frank Lloyd Wright inspired accent wall
- Niches
- Custom shelving w/ down lighting
- Linear fireplace

### Kitchen

- New cabinetry to ceiling
- Quartz counter center island
- Tile backsplash
- Décor 6 burner gas stove
- Décor built-in microwave
- Sub-Zero refrigerator
- Bosch dishwasher
- Farm sink – stainless steel
- 2 wine refrigerators, counter space above
- Walk-in pantry

### Primary Suite

- New slider door
- 2 walk-in closets
- Free standing tub
- Frameless shower
- Backlight mirrors
- Ceramic tile floors 24 x 24 in.

### Guest Rooms

- 2 bedrooms w/ jack and jill bath
- New toilet
- Subway tile shower
- White oak engineered wood floors
- Walk-in closets w/ built-in cabinetry

### Upgrades

- Removed columns in the dining room
- New ceramic floors – 24x 48 inch tile
- 5 inch baseboards
- New lighting and fans throughout
- 6 solar tubes
- Automated roller shades
- 10 ft. ceilings

### Office

- Built-in office desk, shelves, cabinetry

### Powder Room

- Remodeled

### Laundry Room

- Own designated room
- Cabinetry

### Courtyard

- Metal gate entry
- Travertine tile pathway
- Private courtyard

### Garage

- Split 3-car garage
- Built-in cabinetry and workspace
- Epoxy floors
- Water softener
- Tankless water heater

### Backyard

- Travertine tile
- Firepit
- Heated hot tub/spool
- Pergola
- Built-in BBQ
- Astro turf
- Mountain views

## WINDGATE RANCH AMENITIES:

24-hour guard gate, access to playgrounds and large grass play area, pickleball and tennis courts, basketball and volleyball courts, multiple pools, and a vibrant community center with kitchen and teen room. Community also features a beautiful, large event space and family friendly activities.