

11305 E. Butherus Drive | Scottsdale, AZ 85255

PROPERTY FEATURES

By the Numbers

- 2,749 sq. ft.
- 3 bedrooms + office
- 3 bathrooms
- Lot: 10,908 sq. ft.

Interior

- New light fixtures and fans throughout
- Digital thermostat
- Wood plank tile flooring in main areas, carpet in bedrooms

Office (or bonus room)

- Bay windows with mountain views
- located in front of home
- Ideal for home office, gym, or card/game room

Dining and Living Room

- Formal dining and open entertaining space
- New chandelier

Kitchen and Family Room

- Viking double ovens
- GE Monogram built-in refrigerator
- Viking 6 burner stove
- Viking stainless hood
- Tile backsplash
- Granite counters
- Large center island with seating
- Eat-in kitchen table niche with new chandelier
- Plenty of cabinetry
- Tall vaulted ceilings
- Open to family room and patio

Primary Bedroom

- Spacious room with bay window and views

Primary Bathroom

- Oversized steam shower with bench, rainshower head, plus additional showerhead and wand
- Bidet
- Granite counters
- Dual vanities
- Large walk-in closet

Exterior Front

- Welcoming entrance with sitting area, fire pit and mountain views

Backyard Patio

- Camelback Mountain and city light views
- Spacious paver patio
- Seating area with fire pit
- Bar seating with tabletop fire pit
- Pizza oven
- Wood-fired grill
- Built-in ice tub

Additional rooms

- Full bath / powder on first floor
- Closet (currently used for wine storage)
- 2 bedrooms and full bathroom upstairs

Laundry Room

- Washer and dryer included

Exterior / Garage

- 2 car garage
- Storage cabinetry and racks
- Central vacuum
- Soft water loop

Solar Power

- Owned outright and fully paid off
- 2.5 kW system

Resident-only community features for Cimarron Hills / Sunrise Point

- Guard-gated
- Biking/walking paths
- Clubhouse/recreation room
- Tennis court(s)
- Community pool heated
- Community spa

McDowell Mountain Ranch offers parks, children's playgrounds, pickleball, basketball, tennis, hobby clubs, activities, and community events.