

 <p>©2019 SVVARMLS Aerial rendering of Typical Sedona Villas Phase Type A</p>	Property Type: Residential	Bedrooms (1 - 12): 3
	Sub-Type: Single Family Residence	Baths - Total (0-10): 2
	Area: 46 - Big Park	Apx Total SF: 1,770
	Subdivision: Sedona Villas II	Apx SF Main: 1,770
	County: Yavapai	Apx SF - Guest House:
	Lot Dimensions: irregular approx 70'x90'	SqFt Source: Builder Plans
	Lot Acreage: 0.15	List Price/SqFt: 265.42
	# of Floors: 1	Total # of Rooms: 5
	Unit #:	# of Buildings: 1
	Year Built: 2019	Assessments \$: 0
	Taxes/Year: 2,700 / 2020	Asmts Freq:
	Tax Parcel: 405-28-410	Association Fees \$: 45
	Phase: Phase III	Assoc Fee Freq: Monthly
	Adom/Cdom: 2 /	Association Transfer Fee \$: 0
	Land Lease: No	Builder: Hamman Custom Homes
	Zoning: PAD residential	

Directions: Scenic SR 179 to roundabout at Avenida de Piedras - east about 300' to property sign on south side of Avenida de Piedras - diagonally across Sedona Hilton Resort and Spa as well as the Sedona Collective marketplace.

Marketing Remarks: New Built to Order one of a kind "Soft Santa Fe" style homes by Hamman Custom Homes in 4-lot subdivision of which 2 lots have been SOLD and only 2 lots left. Single family detached one level homes with spacious living areas, welcoming walled entry courtyard and rear patio; upscale features including recirculating hot water, Belgard cobble pavers driveway and patio, 2x6 exterior framing, etc. Easy sidewalk access to all resort amenities including fine dining, shopping, art galleries, golf tennis, spa, hiking and biking trails. This is an offer for lot plus home to be built subject to the Public Report on file with the Arizona Department of Real Estate.

Legal: Lot #3 of the Sedona Villas Phase III at Las Piedras recorded plat - page 3 of Map and Plat 2018-0047750

HOA: None	Green Energy Feature: Ceiling Fans	Parking: 2 Car; Off Street
Property Owners Assc: Yes; Other - See Remarks	Green/Energy Cert: Energy Star Cert	Road Access: County; Paved; Private; Recorded Easement
Association Fees: Homeowners; Other - See Remarks	Green/Engy Cert Year:	Roof Materials: Foam
Basement: None	Garage/Carport: Garage Attached: Yes; Garage Spaces: 2	Road Maintenance: Privately Maintained
Master Bedroom: Master on Main Level; Separate Tub/Shower; Walk in Closet	Handicap Features: None	Special Conditions: N/A
Building: None	Heating: Forced - Electric	Style: Contemporary; Santa Fe/Pueblo; Southwest
Cooling: Ceiling Fan; Heat Pump; Refrigeration/Centrl	Home Warranty: Contractor	Terms Available: Cash to New Loan
Construction: Frame - Wood; New Construction; Stucco	Irrigation: None	To Show:
Dining Room Features: Living/Dining Combo	Location: Mountain Views; Rural; Trees; View	Views: Mountains
Foundation: Slab; Stem Wall	Living Room Features: Ceiling Fan; Great Room	Window Coverings: None
Floors: Carpet; Tile	Levels: Level Entry; Main Living 1st Lvl; Single Level	Windows: Double Glaze
Fireplace: Other (See Remarks)	Mobile Home Type: None	Water Heater: Electric
Floor Plan: Great Room; Open/Modern	On-Site Water Trtmnt: None	Possession:
Flood Zone: Verify; Zone X		Pet Privileges: Domestic
Appliances Included: Cooktop; Dishwasher; Microwave Built In; Range; Refrigerator; Washer Dryer Hookup Only; Energy Star Qualified Appliances		
External Amenities: Gutters; Open Patio		
Internal Amenities: Garage Door Opener; Recirculating HotWtr; Smoke Detector		
Kitchen Features: Electric; Island		
Other Rooms: Laundry		
Utilities Included: Cable TV; Electricity; Public Water; Individual Meter; Sewer (Public); Telephone; Underground		

Listing Courtesy of Sound Investments

Rick Rosenzweig
Sound Investments
 P. O. Box 97
 Cottonwood, AZ 86326
 928-274-0670
soundinvestments1@msn.com