

CUSTOM RETREAT ON 27+ ACRES

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A Gem of a Property

Tucked among the oaks and juniper at the edge of the Coronado National Forest in beautiful Sonoita, AZ you'll find this nearly 2000 sq ft unique treasure on 8.9 acres with a separate, adjacent, sub-dividable 18.6 acre parcel. Together these properties offer comfort, style, privacy and plenty of room for creative pursuits.

Originally conceived as a guest house, the one bedroom charmer boasts upgraded tile floors, granite counters, custom cabinetry, and 10' ceilings. Several outdoor spaces including a 12' x 40' covered patio invite relaxation and entertaining. The huge, open plan all-purpose room has been used as a yoga studio, workshop/garage, office space and could easily be adapted to accommodate a variety of uses including additional bedroom/bath.

The adjacent 18.6 acre parcel has been used as a horse pasture, is completely fenced and has a cross fence, water tank and corral.

Offered at \$808,500 for both parcels. Owner will sell 18.6 acre parcel alone for \$325,500. Owner will finance combined purchase with 50% down.

PROPERTY CHARACTERISTICS

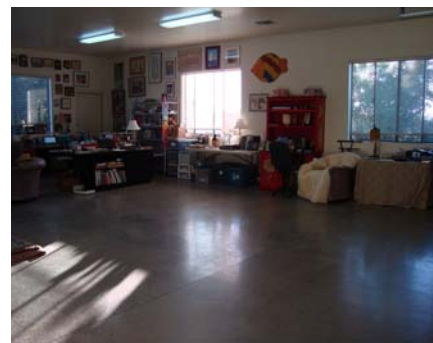
- Approximately 2000 sf, 1 bed/1 bath house including 1100 sf open plan studio/office/all-purpose room
- 480 sf covered garden patio
- 720 sf separate garage/workshop
- built in 2005/2007; quality construction
- custom finishes throughout
- granite countertops
- low maintenance gardens
- mountain views, privacy
- direct access to National Forest
- two separate parcels
- Furnishings & equipment also available
- Owner financing available



The simple foyer opens into the living room area, filled with sunlight from the north window and the east facing sliding doors to the covered patio. The living space includes a dining area and a beautifully finished kitchen with granite countertops, custom cabinetry and stainless steel appliances.



The 14'5" x 15'8" bedroom also has sliding doors to the covered patio, and looks out on the tranquil gardens. The adjacent bathroom has a spa tub, double sinks, custom cabinetry and a heated floor.



The All Purpose Room (which is not counted in official records as living space) has been used as a garage/workshop, an office, a yoga studio and even a tango studio! Measuring approximately 1,100 sf, this west-facing side of the house includes five large closets and the laundry area and is easily adaptable for many uses, including an additional bedroom and/or bath.



ADDITIONAL INFORMATION:

- Assessor's Parcel Numbers are: 108-01-028 and 108-01-029. (Parcel 108-01-010C was split into these two parcels in 2009.)
- Taxes for 2010 are: \$2,159.44 for Parcel 028 and \$1,681.62 for Parcel 029.
- Square footage is per owner. Buyer to confirm.
- SPDS and all other disclosures are available.
- A domestic water well is located on Parcel 108-01-029. Water tank on 028 runs from 029 well. There is no well on 028.
- Should owner agree to sell 028 separate from 029, he will establish a pedestrian and equestrian access easement across the west and south boundaries of 029 for the benefit of 028. This will also include the right to install a gate on the east boundary for access to Coronado National Forest.
- Owner is willing to negotiate the sale of furnishings and yard equipment under separate agreement.
- Property is owner-occupied and is NOT a distress sale of any kind.



GAIL WOODARD, Residential Sales Agent with Headquarters West, LTD since 2006, has an MBA from Yale University and teaches finance and economics part-time at the University of Arizona South. She also teaches yoga in Sonoita.

Agent is related to the seller of this property.



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