



6296782 Residential Single Family - Detached Coming Soon	
Beds/Baths: 4 / 6 Bedrooms Plus: 6 Approx SqFt: 5,626 / Architect Price/SqFt: \$567.9 Year Built: 1983 Pool: Private Only Encoded Features: 46FDXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 43,560 / Architect Approx Lot Acres: 1.000 Subdivision: CAMELBACK COUNTRY ESTATES UNIT 5 Tax Municipality: Paradise Valley Marketing Name: Planned Cmty Name: Model: Builder Name: Eagle Luxury Properties Hun Block: Map Code/Grid: M36 Building Number: High School Dist #: 048 - Scottsdale Unified District High School: Chandler High School
Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Cherokee Elementary School Jr. High School: Cocopah Middle School	

Cross Streets: Invergordon & Doubletree Ranch Rd **Directions:** From Doubletree & Invergordon: go S on Invergordon to Horseshoe Rd. Head W on Horseshoe Rd and property is located halfway down on right-hand side.

Public Remarks: QUALITY AND VALUE in the heart of Paradise Valley! Original home was taken down to the studs in a complete gut and remodel in 2009 with the most recent addition completed by Eagle Luxury Properties in 2019. Property includes 4 full baths, 2 additional pool/powder baths, private primary bedroom, a spacious secondary en suite bedroom, plus two additional bedrooms, den/office, gorgeous open concept kitchen/family room, and flexible bonus/game room floor plan where an additional fifth bedroom could easily be added if desired. Inviting backyard includes lush lawn, pool designed and built by Unique Custom Pools, and a recently resurfaced sports court lined for pickleball and basketball with a brand new adjustable hoop. "3Cs" school district (Cherokee-Cocopah-Chaparral). Town of

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; RV Gate Pool Features: Private; Diving Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Grass Back; Synthetic Grass Frnt; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Irrigation Front; Irrigation Back Exterior Features: Sport Court(s); Patio; Storage; Circular Drive; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: Skylight(s); Vaulted Ceiling(s); 9+ Flat Ceilings Flooring: Tile; Wood	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/ Game Room; Media Room Items Updated: Floor Yr Updated: 2019; Floor Partial/Full: Partial; Bath(s) Yr Updated: 2019; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2019; Rm Adtn Partial/Full: Full; Pool Yr Updated: 2013; Pool Partial/Full: Full	Architecture: Other (See Remarks) Architect: Taylor:Fracasse Arch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: Tile; Foam Fencing: Block Cooling: Ceiling Fan(s); HVAC SEER Rating: 16 Heating: Other Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 126 CAMELBACK COUNTRY ESTATES UNIT 5 MCR 023021 AN: 168-40-013 Lot Number: 126 Town-Range-Section: 3N-4E-33 Cty Bk&Pg: Plat: Taxes/Yr: \$8,499/2021 Ownership: Fee Simple New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information	
HOA Y/N: Y / \$1,267 / Annually HOA Transfer Fee: \$175	HOA Name: Camelback Country
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: N PAD Fee Y/N: N //

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: / Status Change Date: 09/21/2021	List Price: \$3,195,000	Special Listing Cond: Owner/Agent

Listed by: HomeSmart (cri102)

6200 E. Horseshoe Road



Front entry



Dining/Living



Open concept



Family room



Great open kitchen/family concept



Kitchen 1



Kitchen 2



Kitchen 3



Welcome home...



Game/Media room



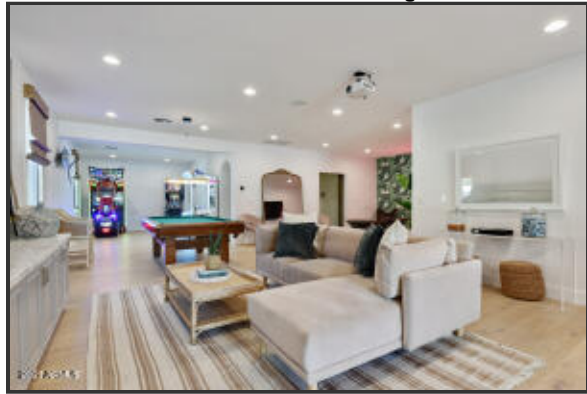
BONUS addition!



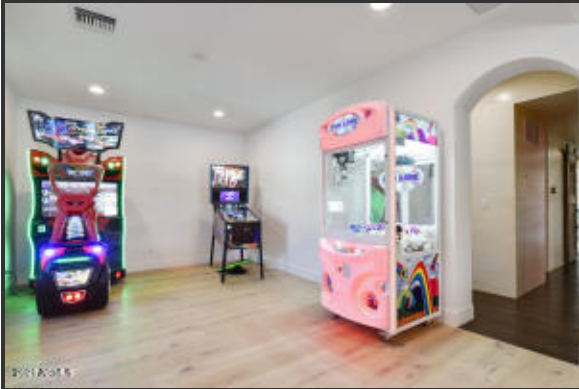
Beautiful flexible use space



Excellent for entertaining...



Convertible to 5th bedroom



Bonus/game room bar



Double-sliders to backyard from addition



Addition/pool bath



Primary bedroom



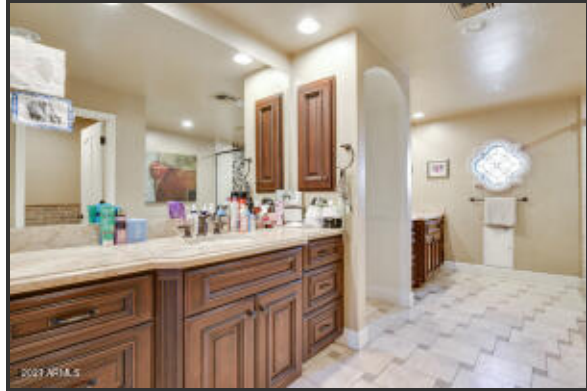
Bedroom #1



Primary bath



Dual vanities



Oversized bedroom #2



En suite bath



Bedroom #3



Bath #2



Bedroom #4



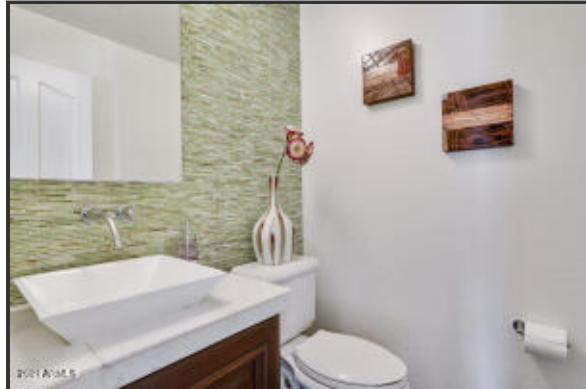
Den/Office



Bath #3



Powder bath



6200 E Horseshoe



Interior lot



custom pool by Unique Custom Pool



Large yard



Relax or Play!



Basketball & Pickleball!



A+++ LOT

