



22317 N 39th Run, Phoenix, AZ 85050

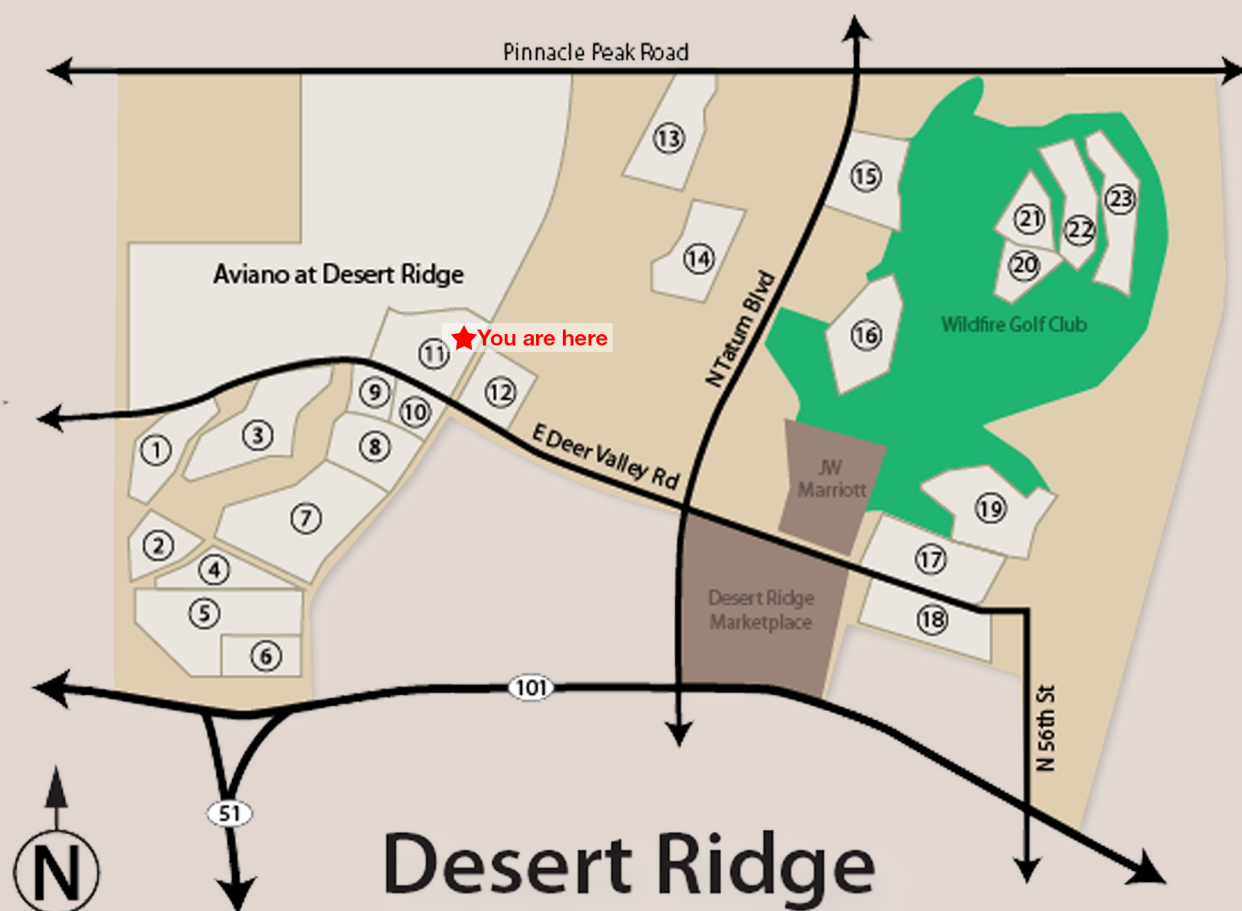
This wonderful Toll Brothers home boasts 3,785 square feet with 4 bedrooms + den and 3.5 bathrooms. Enter through a beautiful private courtyard equipped w/ built-in speakers, string lighting, delightful water feature, fire pit, and stone pavers. The gourmet kitchen incorporates custom molded and staggered cabinetry that beautifully compliments the gorgeous granite counter tops, natural travertine backsplash, and SS G.E. Profile appliances. The reverse osmosis system, under mount sink, double G.E. wall ovens, extended counter tops, and built-in desk/tech center make this the perfect kitchen! This open floor plan home offers endless features; new exterior paint, spacious den w/ stunning hard wood flooring, custom rare staircase for a more spacious entry way, built-in surround sound throughout the entire home, huge storage area w/ lighting and epoxy flooring, dual pane windows w/ wood blinds, charming living room gas fireplace, built-in custom wood family room entertainment center, and a huge laundry room w/ cabinetry, a sink, and granite counter tops. The 3 car garage is equipped with epoxy floors and built-in storage cabinets. The spacious loft has built-in speakers, custom wood cabinetry, and a private nook for a tech center or seating/reading area. This home has a resort style backyard offering an extended covered paved patio w/ built-in speakers, a pebble sheen heated salt water pool w/ LED lighting and a water feature all controlled by a wireless remote, a heated spa w/ full body jets, a travertine pool deck, an in-ground trampoline, a misting/fogging system, and a built-in BBQ area equipped w/ a spot for a refrigerator, a smoker, rotisserie, breakfast bar, and a stone surrounding. The Aviano neighborhood is located in the prestigious PV School district and is just walking distance numerous playgrounds and schools. Enjoy the community pool, spa, sport courts, clubhouse/rec room, workout facilities and much more!

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FOR SALE

Jeff Sibbach
480-500-6369



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|------------------------------|-----------------------------|-------------------------------|----------------------|
| ① Copper View at Fireside | ⑦ Amber Crest at Fireside | ⑬ Cielo at Desert Ridge | ⑲ Bella Monte Condos |
| ② Scarlet Ridge at Fireside | ⑧ Sunset Canyon at Fireside | ⑭ Sierra Pass at Desert Ridge | ⑳ Expedition Point |
| ③ Crimson Point at Fireside | ⑨ Desert Vista at Fireside | ⑮ Stonecrest at Desert Ridge | ㉑ Leroux Springs |
| ④ Saguaro Valley at Fireside | ⑩ Sierra Park at Fireside | ⑯ Glen Eagle Golf Community | ㉒ Lockwood Estates |
| ⑤ Wildcat Ridge | ⑪ Villages at Aviano Condos | ⑰ Toscana at Desert Ridge | ㉓ Ironwood Greens |
| ⑥ La Verne Condos | ⑫ Fiesta at Desert Ridge | ⑱ City North | |

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