



**6814 East Valley Vista Lane
Paradise Valley, Arizona 85253**

Available for Purchase at \$1,025,000

Contact Broker for information on this property. 602-614-4622

SEE A PHOTO VIDEO TOUR AT: www.ElectricRealtor.com

This is a Wonderful Four Bedroom, 2¾ Bathroom Home. The Guest Quarters has its own Exterior Entrance with a Full Bathroom and a Large Walk-In Closet. This home is approximately 2,414 Square Feet (all interior measurements according to Floor Plans First! LLC). The Main House is 1,906 Square Feet and Guest Bedroom & Storage/Laundry Area is 508 Square Feet. This home boasts a **9+ CAR GARAGE with approximately 2,036 SQUARE FEET allowing for a Work Shop area** or even Additional Interior Parking Spaces, with some creative parking. There is also **5 CAR CARPORT PARKING TOO**. Three Carport Spaces are attached to the main house and Two Carport Spaces are out by the 9+ Car Garage. If you are not an auto enthusiast, the garage space would be **excellent for a Private Art Studio, Workshop or storage**. The Home sits on approximately 43,404 Square Feet of Land (according to the County Assessor), which is almost a full Acre.

Upon entering this Beautiful Home you are greeted with many Original Features of the Home which have been Beautifully Maintained and Preserved over the years since its construction in the early 1960's. The home has the 60's Charm with its Original Bathrooms, Original Kitchen Cabinets and Original Built-In Desk in Den. Just beyond the Main Entryway you will find the Cozy Family Room which has Views of Camelback and Mummy Mountains. The Master Bedroom also has Mountain Views. Most of the Windows of the main house are Upgraded Dual Pane Windows which help keep your electric bills down while they also act as a Sound Barrier. The home also has Ceiling Fans and also Roll Shutters on some windows. Additionally, some Window Treatments include the warmth of Plantation Shutters. The Large Enclosed Laundry Room with Lots of Storage is just off of the main house, keeping the noise and the heat of the machines away from the main living quarters. The Home has an Open and an Inviting Grass Back Yard with Orange and Grapefruit Trees and a Wonderful Fish Pond. There is a Large Covered Patio just off the Home with a view of the Backyard, Fish Pond and the Mature Trees. The Yard has Lots of Space for many uses.

This Home is near Camelback Country Club, Paradise Valley Country Club, McCormick Ranch Golf Club, Hilton Village, Scottsdale Fashion Square and Biltmore Fashion Park featuring shops, restaurants and entertainment like Gucci, Coach, Neiman Marcus, Dillard's, Macy's, Harkin's and United Artists Movie Theaters, Houston's, Kona Grill, The Yard House, Steamers, Starbucks, Coffee Plantation and many boutique shops too. Also close by is AJ's Fine Foods. A short distance is Kiva Elementary School and two other Private Schools. A short drive away is The Camelback Corridor, Arcadia, and the Downtown Areas of Scottsdale and Phoenix. Freeway access (SR51 and Loop 101) and Sky Harbor Airport are only minutes away. This Paradise Valley Home is a Great Location for ALL your needs. It is a Great Home at a GREAT Price.

The home includes: **Dishwasher, Microwave, and Kitchen Refrigerator.**



**Samir Bachour
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Please Note: Prices are subject to change without notice. Buyer should verify all data pertaining to this property. All measurements are approximate.