

# 22207 N 36TH ST

PHOENIX, AZ 85050 | MLS #: 6692939

**\$1,575,000** | 4 BEDS | 4.5 BATHROOMS | 3 GARAGE SPACES | 4,452 SQUARE FEET



View Online: [http://22207\\_36th.homeis4sale.com](http://22207_36th.homeis4sale.com)  
For Instant Photos: Text 807711 To 415-877-1411

Indulge in the opulence of this exquisite property! Located in the prestigious Aviano at Desert Ridge community, this home boasts an enviable position near parks and amenities. From the moment you arrive, you'll be captivated by the impeccable curb appeal, highlighted by lush landscaping, a 3-car garage, a charming casita, and meticulously maintained desert foliage. Step inside to be greeted by a grand 16-foot rotunda foyer, lofty 12-foot ceilings, and a harmonious blend of travertine and engineered wood flooring. The awe-inspiring great room beckons with its abundant natural light and cozy fireplace, creating an inviting atmosphere for relaxation and entertaining.

Entertain guests in the elegant circular dining room, adorned with bay windows and a convenient wet bar, setting the stage for memorable gatherings. The gourmet kitchen is a chef's delight, boasting stainless steel appliances, a cozy breakfast nook, sleek black granite countertops, a spacious breakfast bar, and a...

- Wood Flooring
- Fireplace
- SS Appliances
- Covered Patio
- Pool



## AGENT INFORMATION

**Adam Prather**  
P: (480) 757-9247  
License # SA659490000  
[adam@adamprather.com](mailto:adam@adamprather.com)  
[adamprather.com](http://adamprather.com)



**Russ Lyon Sotheby's International Realty**  
275 E Rivulon Ste #100  
Gilbert, AZ 85297



Disclaimer: All information deemed reliable but not guaranteed.