

# 16017 N 109TH AVE

SUN CITY, AZ 85351 | MLS #: 6589373

**\$494,900** | 2 BEDS | 2.5 BATHROOMS | 2.5 GARAGE SPACES | 2,092 SQUARE FEET



View Online: [http://16017\\_109th.homeis4sale.com](http://16017_109th.homeis4sale.com)

For Instant Photos: Text 695116 To 415-877-1411

This retirement dream home, just 7 years young, offers an easy, luxurious lifestyle. As you enter, you'll be greeted by an impressive 8-foot security door leading into a spacious entry hallway. The great room seamlessly flows into a dream kitchen featuring a fabulous island, pendant lighting, upgraded granite countertops, a walk-in pantry, and 42" cabinets adorned with crown moldings. Multi-sliding doors open up both the dining and great rooms to a covered patio, perfect for morning coffee or evening gatherings with friends. The patio is well-equipped with TV wiring, sun shades, and a gas stub for your BBQ needs, making outdoor living a breeze. The low-maintenance yard ensures more time for leisure. The primary bedroom, thoughtfully split and extended by 2 feet, offers an ensuite that boasts dual upgraded sinks, a convenient drawer bank, soaking tub, tiled shower, private toilet room, and a spacious walk-in closet.

A nice-sized den and a powder room option provide flexibility for your needs. Stay comfortable with 3-zone heating and cooling.

Please refer to Documents Tab to see the full list of upgrades.

This remarkable home is located in the only new development in Sun City, ensuring you enjoy the best of modern living and granting you access to the community's numerous amenities, including 8 Recreation Centers and multiple Golf Courses, all just minutes from your doorstep.

With no rear neighbors, this home offers peace and privacy.

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- Community Golf Course
- Granite Countertops
- Walk-in Closet
- Dual Pane Windows



## AGENT INFORMATION

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Disclaimer: All information deemed reliable but not guaranteed.