

# 13832 E RED BIRD RD

SCOTTSDALE, AZ 85262 | MLS #: 6650446

**\$985,000** | 3 BEDS | 3 BATHROOMS | 3 GARAGE SPACES | 2,716 SQUARE FEET



View Online: <http://13832red.homeis4sale.com>  
For Instant Photos: Text 915214 To 415-877-1411

4 1/2 year old home, lightly lived in and well cared for with 3 bedroom, 3 full bathrooms. Contemporary open floor plan. Light and bright with large windows across the north facing back of the home. Great room features high ceilings, modern fireplace, and 4 panel stacking door for indoor / outdoor living. Large primary bedroom with en-suite bath and walk-in closet. Generously sized guest bedroom also with en-suite bath and walk-in closet. Endless trails for hiking, biking and horseback riding. What to love about this property: \*Part of the RVF Water Standpipe District. \*Own 5000 gallon in-ground water tank with daily monitoring. \*Water is tested and treated by the City of Scottsdale. \*Desirable south side of Rio Verde Dr. \*Last house on a dead-end road, very quiet and tranquil PLUS no thru traffic means less dust.

- \*Views of Four Peaks, Weaver's Needle and Tom's Thumb mountain ranges
- \*Steps from 21,000 acre McDowell Mtn. Regional Park and 30,000 acre McDowell Sonoran Preserve offering horseback riding, hiking, and mountain biking
- \*Minutes to world class golf and services.
- \*No expensive flood insurance needed.
- \*Well insulated equals lower utility bills
- \*Low property taxes

#### Improvements:

- \*Hard wood flooring
- \*Motorized shades
- \*Fan and lighting upgrades
- \*Garage cabinets in both garages
- \*Extended patio pavers
- \*Built in BBQ grill
- \*Xeriscaped backyard with turf and boulders
- \*Exterior sun shades east and west window...

Small\_316628

- Corral
- Fireplace
- Built-in BBQ
- High Ceilings



#### AGENT INFORMATION

**Laurie Lyon**  
P: 602-550-0181  
License # SA587549000  
[lyon0181@gmail.com](mailto:lyon0181@gmail.com)



**Success Property Brokers**  
7450 E. Pinnacle Peak Rd. Suite #256  
Scottsdale, AZ 85255

□

□

Disclaimer: All information deemed reliable but not guaranteed.