

*Provided as a courtesy of*  
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<b>Office Listing #:</b>	EC-61	<b>List Price/SqFt:</b>	398.77	<b>Possession Date:</b>	
<b>Short Sale Status:</b>	No				

<b>Geo Lat:</b>	37.145364	<b>Geo Lon:</b>	-113.633308	<b>Cross Street:</b>	
<b>County:</b>	Washington	<b>Subdivision:</b>	ANASAZI HILLS AT ENTRADA	<b>Tax ID:</b>	SG-AZHE-3-61
<b>Total Taxes:</b>	2,487.51	<b>Tax Year:</b>	2020	<b>Elementary Schools:</b>	Red Mountain Elementary
<b>Intermediate Schools:</b>	Lava Ridge Intermediate	<b>Jr. High Schools:</b>	Snow Canyon Middle	<b>Sr. High Schools:</b>	Snow Canyon High

<b>Listing Class:</b>	Single Family	<b>Basement SqFt:</b>	0	<b>Main SqFt:</b>	3,887
<b>Upstairs SqFt:</b>	0	<b>Other SqFt:</b>	0	<b>Total SqFt:</b>	3,887
<b>Master Bedroom Level:</b>	1st Floor	<b>Total Bedrooms:</b>	4	<b>Den/Office:</b>	Yes
<b>Total Bathrooms:</b>	4.50	<b>Formal Dining Room:</b>	No	<b>Year Built:</b>	2021
<b># Levels:</b>	1	<b>Lot Dimensions:</b>		<b>Lot Irregular:</b>	No
<b>Lot Acres:</b>	0.64	<b>Garage Capacity:</b>	3	<b>Garage Type:</b>	Attached
<b>Garage Size SqFt:</b>	1107	<b>Carport Capacity:</b>	0	<b>Carport Type:</b>	None
<b>Total Dues/Fees:</b>	111.67	<b>Assoc Dues Period:</b>	Monthly		

<b>Seller Concessions:</b>		<b>Sold Price/SqFt:</b>	
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**Public Remarks:** This stunning contemporary home in Entrada, under construction, sits on a premium lot with views and privacy. Quality designer finishes with natural stone, hardwood, imported tile selections, and Wolf/Sub-Zero appliance package. Large windows, backyard oasis with in-ground pool/spa, lush landscaping, seclusion, and east facing backyard for ideal sun exposure. Entrada offers the ultimate amenities

**Directions:** Enter at Entrada's main entrance, continue past the clubhouse, turn left to Entrada Trail then continue for about 3/4 mile. House will be on your left.

<b>Assoc Dues Include:</b> Clubhouse; Gated; Pool; Tennis Courts; See Remarks	<b>Utilities:</b> Culinary, City; Electricity; Natural Gas; Sewer	<b>Inclusions/Features:</b> # Fireplace(s): 1; Bath, Sep Tub/Shwr; Ceiling Fan(s); Dishwasher; Disposal; Fenced, Full; Fireplace, Gas; Fireplace, Insert; Fireplace, Masonry; Home Warranty; Landscaped, Full; Microwave; Oven/Range, Built-in; Patio, Covered; Range Hood; Refrigerator; Sprinkler, Auto; Sprinkler, Full; Walk-in Closet(s); Window, Double Pane; Wired for Cable
<b>Construction:</b> Under Construction	<b>Land Description:</b> Curbs & Gutters; Paved Road; Terrain, Flat	<b>Showing Instructions:</b> See Remarks
<b>Foundation/Basement:</b> Slab on Grade; None	<b>Water:</b> Culinary	<b>Zoning:</b> Residential
<b>Exterior:</b> Rock; Stucco	<b>Pool:</b> Concrete/Gunite; In-Ground; Private	<b>Terms of Sale:</b> 1031 Exchange; Cash; Conventional
<b>Roof:</b> Flat	<b>Heating:</b> Electric; Natural Gas	<b>Renting:</b> Rentable, Restrictions May Apply
<b>Garage/Parking:</b> Attached; Garage Door Opener	<b>Air Conditioning:</b> Central Air	

Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Office	Main					Three-Quarter Bathroom	Main				
Master Bedroom	Main					Three-Quarter Bathroom	Main				
Bedroom 2	Main					Half Bathroom	Main				
Bedroom 3	Main					Family Room	Main				
Bedroom 4	Main					Kitchen	Main				
Full Bathroom	Main					Dining Room	Main				
Full Bathroom	Main					Laundry	Main				

<b>List Price:</b>	1,550,000
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