

104 Via Del Signoria - A spectacular showcase 4U!



Surrounded by magical sunrise to sunset views and situated on a superbly located lot in the preferred low traffic corner of prestigious Tuscany a walled/gated & beautifully maintained central valley community. This rarely available and highly desirable 4BR-3BA Pino Grigio open flowing floor plan (great for entertaining) has been remodeled and upgraded with the most pleasing décor and exquisite attention to details. Great curb appeal & manicured landscapes welcome you to the towering entry hall foyer. The expansive great room with 10' ceilings is anchored by a stunning stack stone gas fireplace. The adjacent extra-large chef's kitchen features slab granite counters & center island that comfortably seats six, full wall expansive storage, pantry and breakfast area. Equipped with upgraded GE Profile appliances double ovens and distinctive deluxe gas range cooktop area plus adjacent butlers pantry with wine refrigerator and dry bar. The formal dining room has a recessed buffet nook, crown molding plus custom built-in display cabinets & French doors open outdoors. The marvelous Master suite/lounge with walk in custom storage closet has direct access to outdoor covered patio, pool and spa. Its remodeled master bath is an oasis of luxury with separated dual granite topped vanities, undermount sinks, custom tiled shower for privacy with separated water closet too! Dual Jack & Jill bedrooms enjoy a full bath with dual sinks. Two of the four bedrooms at opposite ends of the residence are currently utilized by current owners as executive home office/dens. The backyard with saltwater Pool and Spa has a soothing waterfall in addition to the pond waterfall with calming night lighting and unobstructed sweeping ever-changing mountain views. Totally relaxing poolside lounges, sunbathing areas plus outdoor dining too. See, enjoy and own TODAY!

JIM SCHWIETZ, CRS

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Offered at: \$529,500.

Statistical information includes: Nest smart thermostats
 Built in 2003 - 28 Panel Solar system leased to 2038 @200/mo
 Dual Zone HVAC/ Air Conditioning plus indoor/outdoor fans
 Decorative pond with stepping stones – perfect for Koi
 Mature LOW maintenance desert landscapes front & rear
 Private MTN View Yard has Pool-Spa-Waterfall/Patio/Lounges
 Cool easy care floor tiles throughout & lots of storage
 Upgraded Lighting fixtures & resurfaced pool deck
 Beautifully maintained central valley community

HOA Pool/Spa, BBQ/Picnic area, dog park & playground
 Securely walled/gated with lush Astroturf shaded dog run
 Double ovens, separate gas cooktop & butlers/dry bar
 Spacious living/great room with 10 foot tall ceilings
 Attached oversized two car garage & extra storage
 Full sized Laundry room & garage area for workshop
 YES, YOU own the land! **LOW HOA fee** of \$203/month!
 Fee includes 400+Cable channels + hi-speed internet
 Approximately 2,627 square feet (Buyer to Verify)