

ENJOY RED ROCK VIEWS INSIDE & OUT



65 Veritas Drive – Sedona, AZ 86351

Offered at \$949,900 View MLS#504092

3 bedrooms +office/den - 3 1/2 baths - 3323sf - .77 acre

This custom built luxury home reflects the Southwest style and is located in the gated community of La Barranca. The open floor plan

with walls of windows allows for maximum enjoyment of the spectacular red rocks. Enjoy a relaxing dinner on the patio while you listen to the soothing sounds from a custom water feature. Indoors, the hand-somely appointed kitchen has granite counters, stainless steel appliances, and a walk-in pantry with a



60 bottle wine cooler. The red rock stone gas fireplace in the great room will keep you warm on cool nights. The master suite has his and hers walk-in closets and a gas Kiva fireplace. A total 3323 square feet of living space and an oversized 3-car garage are situated on this 0.77 acre corner lot in the Village of Oak Creek.



KAREN EDWARDS
REALTOR®
928.202.4634
karen@diamondskyrealty.com



6050 State Route 179
Suite 1
Sedona, AZ 86351





Property Type:	Residential	Bedrooms (1 - 12):	3
Sub-Type:	Residential	Baths - Total (0-10):	4
Area:	46 - Big Park	Apx SF - Main:	3,323
Subdivision:	La Barranca	Apx SF - Guest House:	
County:	Yavapai	SqFt Source:	County Assessor
Lot Dimensions:		List Price/SqFt:	285.86
Lot Acreage:	0.77	Total # of Rooms:	7
# of Floors:	1	# of Buildings:	1
Unit #:		Assessments \$:	
Year Built:	2001	Asmts Freq:	
Taxes/Year:	5,449 / 2013	Association Fees \$:	297
Tax Parcel:	405-55-024	Assoc Fee Freq:	Quarterly
Phase:	1	Builder:	Eagle Cliff Development
Adom/Cdom:	448 /	Zoning:	PAD

Directions: From AZ 179 N at the second traffic circle, take the 1st exit (R) on Jacks Canyon Rd. Follow Jacks Canyon Rd to La Barranca. Turn right at La Barranca Dr. Turn left on Veritas Dr. Home is on the left.

Marketing Remarks: This custom built home reflects the Southwest style and is located in the exclusive gated community of La Barranca. The open floor plan with walls of windows allows for maximum enjoyment of the spectacular red rocks. Enjoy a relaxing dinner on the patio while listening to the soothing sounds from a custom water feature. Indoors, the handsomely appointed kitchen has granite counters, stainless steel appliances, and a walk-in pantry with a 60 bottle wine cooler. This three-bedroom, office/den, 3 1/2 bath home has a gas Kiva fireplace in the master bedroom and a red rock stone gas fireplace in the great room. A total 3323 f2 of living space and an oversized 3-car garage are situated on this 0.77 acre corner lot. Furnishings are negotiable.

Legal: LA BARRANCA LOT 24 SEC 17 & 18-16-6E CONT .77AC 39/19-24

Association Fees: Homeowners	Garage/Carport: Garage - 3 or More	Parking: 3 or More
Basement: None	Handicap Features: Doorway	Road Access: Paved; Private
Master Bedroom: 2 Closets; Separate Tub/Shower; Walk in Closet	Heating: Propane	Roof Materials: Hot Mop; Tile
Building: None	Home Warranty: Seller Pays	Road Maintenance: By Subdivision
Cooling: Ceiling Fan; Refrigeration/Centrl	Irrigation: Sprinkler	Special Conditions: N/A
Construction: Frame - Wood; Stucco	Location: Corner; Cul-De-Sac; Gated Community; Mountain Views; Red Rock; Rural; Trees; View	Style: Southwest
Dining Room Features: Kitchen/Dining Combo	Living Room Features: Cathedral Ceiling; Ceiling Fan; Great Room	Terms Available: Cash; Cash to New Loan
Foundation: Slab	Levels: Level Entry; Single Level	To Show:
Floors: Carpet; Tile	Mobile Home Type: None	Views: Mountains; Panoramic; Red Rocks/Boulders
Fireplace: Gas	On-Site Water Trtmnt: None	Window Coverings: Horizontal Blinds; Vertical Blinds
Floor Plan: Great Room; Open/Modern	Possession: At Recordation	Windows: Double Glaze; Tinted
Flood Zone: Verify	Pet Privileges: Domestic	Water Heater: Propane

Appliances Included: Dishwasher; Disposal; Microwave; Range/Oven; Refrigerator; Trash Compactor; Washer/Dryer; Water Softener
External Amenities: Built-in BBQ; Fenced Backyard; Gutters; Landscaping; Open Patio; Perimeter Fence; Sprinkler/Drip; Storm Gutters; Water Features

Internal Amenities: Air Purifier; Bar/Wet Bar; Central Vacuum; Fire Sprinklers; Garage Door Opener; Security; Smoke Detector; Stereo System; Whirlpool

Kitchen Features: Breakfast Bar; Breakfast Nook; Island; Propane; Walk-in Pantry

Other Rooms: Laundry; Potential Bedroom; Study/Den/Library

Utilities Included: Electricity; Individual Meter; Propane; Sewer (City); Telephone; Underground

Listing Courtesy of Diamond Sky Realty

Karen A Edwards
Diamond Sky Realty
 6050 SR 179
 Ste. 1
 Sedona, AZ 86351
 928-202-4634
karen@diamondskyrealty.com
<http://www.diamondskyrealty.com>