

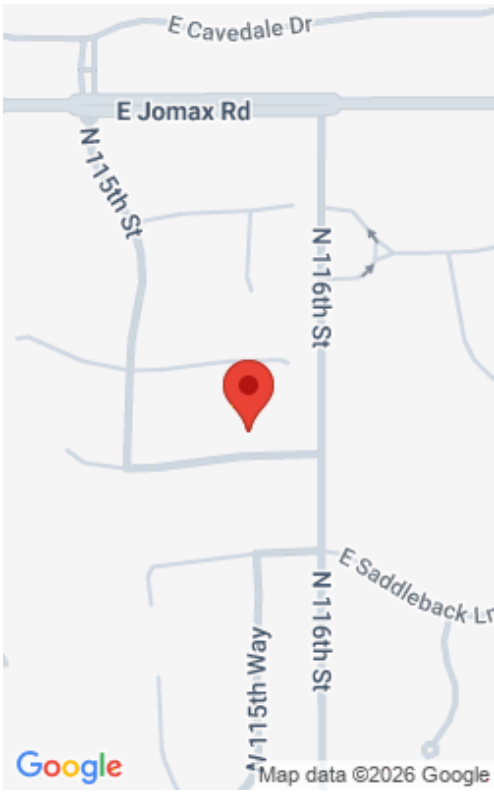
$998,900

## 11574 E CHRISTMAS CHOLLA DRIVE, SCOTTSDALE, AZ 85255

https://posterity44.com

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2133 sq ft

Discover your ideal retreat in this beautiful 4 bedroom, 2.5 bath residence in Troon Village, set in a peaceful, serene setting. Exceptionally clean and meticulously maintained, this turn-key property functions as a luxurious resort or full-time home–offering the ideal mix of comfort and tranquility. The home features major updates within the last five years: a [...]



## Basics

**Category:** Residential
**Type:** Single Family Residence
**Status:** Active
**Bedrooms: 4** beds
**Bathrooms: 3** baths
**Area: 2133** sq ft
**Lot size: 6418** sq ft
**Year built:** 1996
**Subdivision Name:** PARCEL D AT TROON VILLAGE
**Bathrooms Full:** 2
**Lot Size Acres: 0.15** acres
**County:** Maricopa

## Building Details

**Building Area Total: 2133** sq ft
**Construction Materials:** Stucco, Wood Frame, Painted
**Sewer:** Public Sewer
**Heating:** Forced Air, Natural Gas
**Stories Total:** 1
**Roof:** Tile

## Amenities & Features

**Pool Features:** Play Pool

**Flooring:** Carpet, Tile

**Fencing:** Perimeter, Block, Wrought Iron

**Parking Features:** Attached Garage, Garage Door Opener, Direct Access

**Fireplace Features:** Family Room, Gas

**Garage Spaces:** 2

**Water Source:** Public

**Appliances:** Dryer, Washer, Water Softener Owned, Reverse Osmosis, Refrigerator, Built-in Microwave, Dishwasher, Disposal, Gas Cooktop, Built-In Electric Oven, Water Purifier

**Interior Features:** Granite Counters, Double Vanity, Eat-in Kitchen, Breakfast Bar, 9+ Flat Ceilings, Kitchen Island, Full Bth Master Bdrm, Separate Shwr & Tub, Tub with Jets

**Lot Features:** North/South Exposure, Desert Back, Desert Front, Gravel/Stone Front, Gravel/Stone Back, Auto Timer H2O Front, Auto Timer H2O Back, Irrigation Front, Irrigation Back

**Window Features:** Screens, Dual Pane, ENERGY STAR Qualified Windows

**Spa Features:** Heated, Private

**Patio And Porch Features:** Covered Patio(s), Patio

**Fireplaces Total:** 1

**Cooling:** Central Air, Ceiling Fan(s)

## Fees & Taxes

**Association Fee Frequency:** Annually

**Association Fee Includes:** Maintenance Grounds

## School Information

**High School District:** Cave Creek Unified District

**High School:** Cactus Shadows High School

**Middle Or Junior School:** Sonoran Trails Middle School

**Elementary School District:** Cave Creek Unified District

**Elementary School:** Desert Sun Academy

## Miscellaneous

**Cross Street:** Jomas and 116th St.

**Listing Terms:** VA Loan, Cash, Conventional

**Special Listing Conditions:** N/A



## Courtesy of

**List Office Name:** HomeSmart