



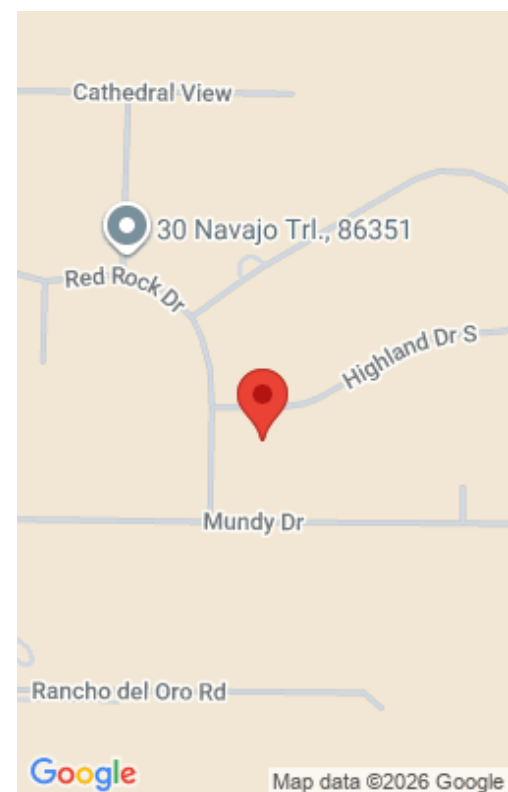
\$2,215,000

40 HIGHLAND DRIVE S, SEDONA, AZ 86351

<https://posterity44.com>

Sophistication is evident throughout this beautifully designed home, featuring high-end finishes and contemporary styling at every turn. Expansive panoramic views are showcased from nearly every window, filling the interior with natural light and creating a seamless connection to the serene, quiet setting. The flexible floor plan offers up to four bedrooms or versatile multi-use rooms [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3313 sq ft



Basics

Category: Residential
Status: Active
Bathrooms: 3 baths
Lot size: 44484 sq ft
Subdivision Name: HIGHLAND ESTATES UNIT 2
Lot Size Acres: 1.02 acres

Type: Single Family Residence
Bedrooms: 4 beds
Area: 3313 sq ft
Year built: 2024
Bathrooms Full: 2
County: Yavapai

Building Details

Construction Materials: ICAT Recessed Lighting, Spray Foam Insulation, Stucco, Wood Frame, Ducts Professionally Air-Sealed
Sewer: Alternative System, Septic Tank
Possible Use: None
Roof: Composition, Metal

Architectural Style: Contemporary, Ranch
Heating: Zoned, Forced Air, ENERGY STAR Qualified Equipment, Floor Furnace, Wall Furnace, Propane
Stories Total: 1
Foundation Details: Slab, Pillar/Post/Pier, Permanent

Amenities & Features



Laundry Features: Engy Star (See Rmks)	Flooring: Vinyl
Utilities: Propane	Fencing: None
Parking Features: Attached Garage, Garage Door Opener, Extended Length Garage, Circular Driveway, Separate Strge Area, Electric Vehicle Charging Station(s)	Fireplace Features: Insert, Living Room, Gas
Garage Spaces: 2	Water Source: Pvt Water Company
Appliances: Dryer, Washer, Water Softener Owned, Gas Stub for Range, Reverse Osmosis, Refrigerator, Built-in Microwave, Dishwasher, Disposal, Electric Oven, Electric Cooktop, Built-In Electric Oven, Water Purifier	Interior Features: Walk-in Pantry, High Speed Internet, Granite Counters, Double Vanity, Eat-in Kitchen, 9+ Flat Ceilings, No Interior Steps, Kitchen Island, Full Bth Master Bdrm
Lot Features: Rural, Adjacent to Wash, East/West Exposure, North/South Exposure, Corner Lot, Natural Desert Back, Gravel/Stone Front, Natural Desert Front	Window Features: Screens, Skylight(s), Dual Pane, ENERGY STAR Qualified Windows, Tinted Windows
Spa Features: None	Patio And Porch Features: Covered Patio(s)
Exterior Features: Rain Gutters	Fireplaces Total: 1
Cooling: Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment, Programmable Thmstat	

Fees & Taxes

Association Fee Frequency: Annually	Association Fee Includes: No Fees
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School Information

High School District: Sedona-Oak Creek JUSD #9	High School: Sedona Red Rock Junior/Senior High School
Middle Or Junior School: West Sedona Elementary School	Elementary School District: Sedona-Oak Creek JUSD #9
Elementary School: West Sedona Elementary School	

Miscellaneous



Road Surface Type: Asphalt **Listing Terms:** Cash to Loan, Cash
Special Listing Conditions: N/A

Courtesy of

List Office Name: Coldwell Banker Realty

