



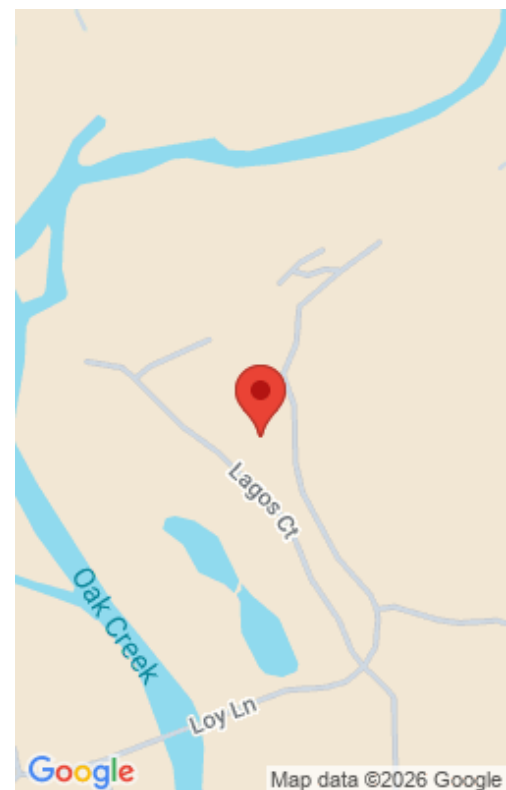
\$2,900,000

45 SETTLER LANE, SEDONA, AZ 86336

<https://posterity44.com>

Set across a rare double lot, unfolding between rock and sky, where architecture settles naturally into Sedona's landscape. Outdoor living is anchored by a sculpted pool and spa, with layered spaces for gathering or quiet retreat, organized around a shaded pavilion, framed by open land and red rock views. The transition indoors is seamless, with [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3064 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 4 baths	Area: 3064 sq ft
Lot size: 66602 sq ft	Year built: 2021
Subdivision Name: Sedona Ranch On Oak Creek	Bathrooms Full: 3
Lot Size Acres: 1.53 acres	Rooms Total: 6
County: Yavapai	

Building Details

Building Area Total: 3064 sq ft	Construction Materials: Stucco, Wood Frame
Architectural Style: Contemporary	Sewer: Septic in & Cnctd
Heating: Forced Air, Propane	Stories Total: 2
Roof: Other	Foundation Details: Slab

Amenities & Features



- Laundry Features:** Inside, Engy Star (See Rmks)

Electric: 220 Volts in Kitchen

Utilities: Propane

Parking Features: Attached Garage, Garage Door Opener, Electric Vehicle Charging Station(s)

Garage Spaces: 3

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

Lot Features: Desert Back, Desert Front, Auto Timer H2O Front, Auto Timer H2O Back, Irrigation Front, Irrigation Back

Spa Features: Heated, Private

Exterior Features: Rain Gutters, Private Yard

Cooling: Central Air, ENERGY STAR Qualified Equipment, Programmable Thmstat

Pool Features: Variable Speed Pump, Outdoor, Fenced, Heated

Flooring: Tile

Fencing: None

Fireplace Features: Exterior Fireplace, Living Room, Gas

Water Source: Pvt Water Company

Interior Features: Walk-in Pantry, Quartz Countertops, High Speed Internet, Smart Home, Granite Counters, Double Vanity, No Interior Steps, Wet Bar, Kitchen Island, Full Bth Master Bdrm, Separate Shwr & Tub

Window Features: Screens, ENERGY STAR Qualified Windows, Mechanical Sun Shds, Wood Frames

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

Fireplaces Total: 2

Fees & Taxes

- Association Fee Frequency:** Monthly

Association Fee Includes: Maintenance Grounds, Street Maint

School Information

- High School District:** Sedona-Oak Creek JUSD #9

High School: Sedona Red Rock Junior/Senior High School

Middle Or Junior School: Sedona Red Rock Junior/Senior High School

Elementary School District: Sedona-Oak Creek JUSD #9

Elementary School: West Sedona Elementary School

Miscellaneous



Road Surface Type: Dirt, Asphalt

Cross Street: Lagos Court and Settler lane

Listing Terms: VA Loan, Cash, Conventional

Special Listing Conditions: Owner/Agent

Courtesy of

List Office Name: Sedona Elite Properties

