



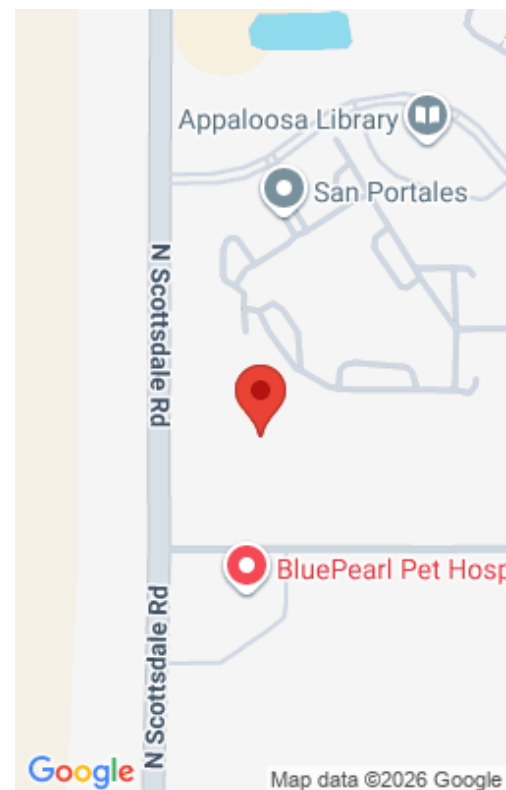
**\$939,990**

## **7261 E VIA LUNA DRIVE, SCOTTSDALE, AZ 85255**

<https://posterity44.com>

Experience refined desert living at Aria at Silverstone, where resort-style amenities and a prime location offer effortless luxury and convenience. This beautifully designed new construction Avalon plan home features an open great room that flows seamlessly into a gourmet kitchen with a striking marble-look quartz counters, frost white cabinetry, island with designer pendant lighting, and [...]

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active
- 2436 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 2296 sq ft  
**Subdivision Name:** Aria at Silverstone  
**Lot Size Acres:** 0.05 acres

**Type:** Townhouse  
**Bedrooms:** 3 beds  
**Area:** 2436 sq ft  
**Year built:** 2026  
**Bathrooms Full:** 2  
**County:** Maricopa

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# Building Details

**Building Area Total:** 2436 sq ft  
**Construction Materials:** Spray Foam Insulation, Stucco, Wood Frame, Blown Cellulose, Painted  
**Architectural Style:** Contemporary  
**Sewer:** Public Sewer  
**Heating:** Forced Air, Electric  
**Possible Use:** None  
**Stories Total:** 2  
**Roof:** Tile  
**Foundation Details:** Slab

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# Amenities & Features

**Laundry Features:** Inside, Engy Star (See Rmks), Wshr/Dry HookUp Only  
**Fencing:** Back Yard, Block  
**Garage Spaces:** 2  
**Appliances:** Built-in Microwave, Dishwasher, Disposal, Electric Range, Built-In Electric Oven  
**Lot Features:** North/South Exposure, Sprinklers In Front, Desert Front, Dirt Back  
**Spa Features:** Private  
**Cooling:** Central Air  
**Flooring:** Carpet, Tile  
**Parking Features:** Attached Garage, Garage Door Opener, Direct Access, Electric Vehicle Charging Station(s)  
**Water Source:** Public  
**Interior Features:** Quartz Countertops, High Speed Internet, Double Vanity, Breakfast Bar, Kitchen Island, Pantry, Full Bth Master Bdrm, Separate Shwr & Tub  
**Window Features:** Screens, Dual Pane  
**Exterior Features:** Private Yard



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## Fees & Taxes

**Association Fee Frequency:** Monthly    **Association Fee Includes:** Maintenance Grounds

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## School Information

**High School District:** Paradise Valley Unified District    **High School:** Pinnacle High School  
**Middle Or Junior School:** Pinnacle Peak Preparatory    **Elementary School District:** Paradise Valley Unified District  
**Elementary School:** Pinnacle Peak Preparatory

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## Miscellaneous

**Cross Street:** Williams Dr. & Scottsdale Rd.    **Listing Terms:** Cash, Conventional  
**Special Listing Conditions:** N/A

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## Courtesy of

**List Office Name:** K. Hovnanian Great Western Homes, LLC

