



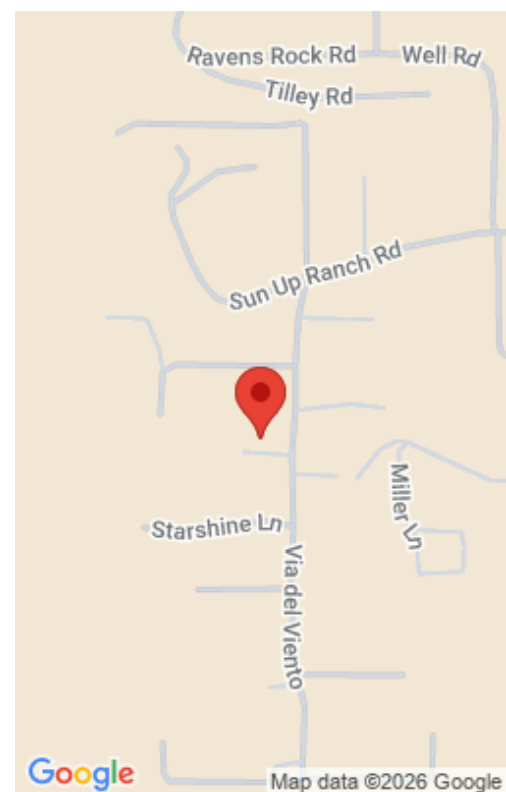
**\$1,690,000**

## **90 VIA DEL VIENTO, SEDONA, AZ 86351**

<https://posterity44.com>

Your own private European escape—without leaving Sedona. Inspired by the timeless elegance of Mediterranean Revival architecture, this exceptional 3 BD + Office | 2.5 BA | 3 Car Garage | 3,870 SF estate is a celebration of romance. Graceful arches, sunlit interiors, and expansive windows capture old-world charm while framing red rock vistas. A secluded [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3870 sq ft



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# Basics

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>Category:</b> Residential          | <b>Type:</b> Single Family Residence |
| <b>Status:</b> Active                 | <b>Bedrooms:</b> 3 beds              |
| <b>Bathrooms:</b> 3 baths             | <b>Area:</b> 3870 sq ft              |
| <b>Lot size:</b> 36230 sq ft          | <b>Year built:</b> 2005              |
| <b>Subdivision Name:</b> Sun Up Ranch | <b>Bathrooms Full:</b> 2             |
| <b>Lot Size Acres:</b> 0.83 acres     | <b>County:</b> Yavapai               |

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# Building Details

|                                                                           |                                                           |
|---------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Construction Materials:</b> Synthetic Stucco, Wood Frame               | <b>Architectural Style:</b> Spanish, Santa Barbara/Tuscan |
| <b>Sewer:</b> Septic in & Cnctd, Septic Tank                              | <b>Heating:</b> Propane                                   |
| <b>Possible Use:</b> See Remarks                                          | <b>Stories Total:</b> 1                                   |
| <b>Roof:</b> Rolled/Hot Mop                                               | <b>Foundation Details:</b> Slab, Combination, Block       |
| <b>Basement:</b> Exterior Entry, Partial, Walk-Out Access, Walk-Up Access |                                                           |

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# Amenities & Features



**Laundry Features:** Inside

**Utilities:** Propane

**Parking Features:** Attached Garage, RV Access/Parking, Garage Door Opener, Side Vehicle Entry

**Garage Spaces:** 3

**Appliances:** Dryer, Washer, Refrigerator, Built-in Microwave, Dishwasher, Disposal, Gas Cooktop, Built-In Electric Oven

**Lot Features:** Adjacent to Wash, Sprinklers In Rear, Sprinklers In Front, Desert Back, Desert Front, Gravel/Stone Front, Gravel/Stone Back

**Spa Features:** None

**Exterior Features:** Balcony, Private Street(s), Private Yard, Storage, Built-in Barbecue

**Cooling:** Central Air, Ceiling Fan(s), Other, See Remarks

**Flooring:** Carpet, Tile, Wood

**Fencing:** None

**Fireplace Features:** Insert, Living Room, Master Bedroom, Gas

**Water Source:** Pvt Water Company

**Interior Features:** Walk-in Pantry, Non-laminate Counter, Granite Counters, Double Vanity, Breakfast Bar, 9+ Flat Ceilings, Kitchen Island, Pantry, Full Bth Master Bdrm, Separate Shwr & Tub

**Window Features:** Skylight(s), Dual Pane

**Patio And Porch Features:** Covered Deck, Patio

**Fireplaces Total:** 2

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## Fees & Taxes

**Association Fee Includes:** No Fees

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## School Information

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

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

**Elementary School:** West Sedona Elementary School

**High School:** Sedona Red Rock Junior/Senior High School

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

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## Miscellaneous



**Road Surface Type:** Paved

**Cross Street:** Sun Up Ranch

**Attribution Contact:** 928-254-9548 **Listing Terms:** Cash, Conventional, 1031 Exchange

**Special Listing Conditions:** N/A

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## Courtesy of

**List Office Name:** Russ Lyon Sotheby's International Realty

