

**FEATURES: 7950 E. La Junta Road**  
**Offered at \$1,200,000**

**LOT:**

- .99 acres on quiet cul-de-sac
- North/south facing
- NAOS is .25 acre
- Rawhide Wash runs alongside and behind lot for total privacy
- Awesome view of Troon Mountain

**OUTSIDE:**

- Circular, crushed granite drive to front door
- Exposed aggregate walkways and drive to garage
- 3 car garage with built-in shelving + epoxy floor
- Motion-sensor outdoor lighting at garage
- Oversized, heated play pool with spa; PebbleTec with boulder waterfall
- Remote-controlled AquaLink pool control system
- Flowering, low maintenance desert landscaping front
- Programmable 2-zone drip irrigation system
- Privacy fence surrounding backyard
- Large grassy play area
- Built-in stainless 4-burner gas grill
- Covered patio with fan and private patio for guest room
- RV gate and parking

**INSIDE:**

- 4,211 square feet per appraiser
- 4 bedrooms, 3 with walk-in closets
- 3 baths with custom Turkish travertine tile, counters and showers
- Master with sitting area, fireplace, separate entrance enormous closet
- 2 bedrooms share jack & jill bath
- Bonus room (study, office, exercise, nursery)
- Large "Costco" size pantry
- Built-in kitchen desk with granite top
- Granite kitchen countertops
- 48" Wolf gas range
- Custom-paneled Sub-Zero fridge

- ASKO dishwasher
- Large, under mount stainless kitchen sink and prep sink in island
- R/O system – kitchen sink and refrigerator dispenser
- Cherrywood stained cabinetry throughout
- Skylights in kitchen, laundry and bath
- Tempered glass windows in family room, kitchen and living room
- Shutters and silhouette window treatments
- Built-in media cabinet in family room
- Recessed lighting and pot shelves in family, kitchen and master bedroom
- Large laundry room with built-in ironing board, extensive cabinets, sink, hanging rod
- 8" solid core doors
- Vaulted ceilings and archways
- Custom European style light fixtures
- Warm neutral colors throughout
- Fire sprinkler system (all recalled heads replaced)
- Monitored security system with motion sensors and fire detection
- Wired for computer network with cat5
- Surround sound in family room and speakers on covered patio
- Whole-house intercom
- Plumbed for central vac
- Whole-house water softener
- "Instant" hot water circulating pump
- Dual heating/cooling with setback thermostats
- 2 A/C's – 5 and 4 ton + 10 seer (tonnage and seer)
- Dual gas water heaters
- 7 ceiling fans
- 2 gas fireplaces
- 2 lighted niches
- Generous storage throughout; built-in shelving in every closet
- Leaded glass panels surrounding front door
- Custom sealed for insect prevention

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