

PROPOSED NEW CONSTRUCTION • SHADOW CANYON AT SUNRIDGE CANYON

14625 N Deer Trail Ct

Fountain Hills, Arizona

$2,500,000

INCLUDES THE 1.15-ACRE LOT AND A $100,000 POOL CREDIT

3 + Den	3.5	3,319	1.15
BEDROOMS	BATHS	SQ FT	ACRES

Proposed new construction. Price includes the lot and a home to be built by Southwest Builders & Design. Rendering is an artist's concept.

eXp REALTY | LUXURY

Jen Keene
REALTOR®

(480) 203-6605

THE STORY

A homesite worth building on, and a plan you can make your own.

Most new construction makes you choose between a good lot and a home that's already designed. This one comes with both, and the design is still yours to shape.

The land is 1.15 acres on a gated cul-de-sac in Shadow Canyon. It sits on the hillside and looks across the valley to the mountains.

Southwest Builders & Design has a proposed design for it, and the floor plan can be tailored to you. One level, 3,319 square feet, with a great room that opens to a covered patio. The price includes a $100,000 pool credit.



All on one level

Every room on the main floor, under 12-foot ceilings, on white oak floors.

$100,000 pool credit

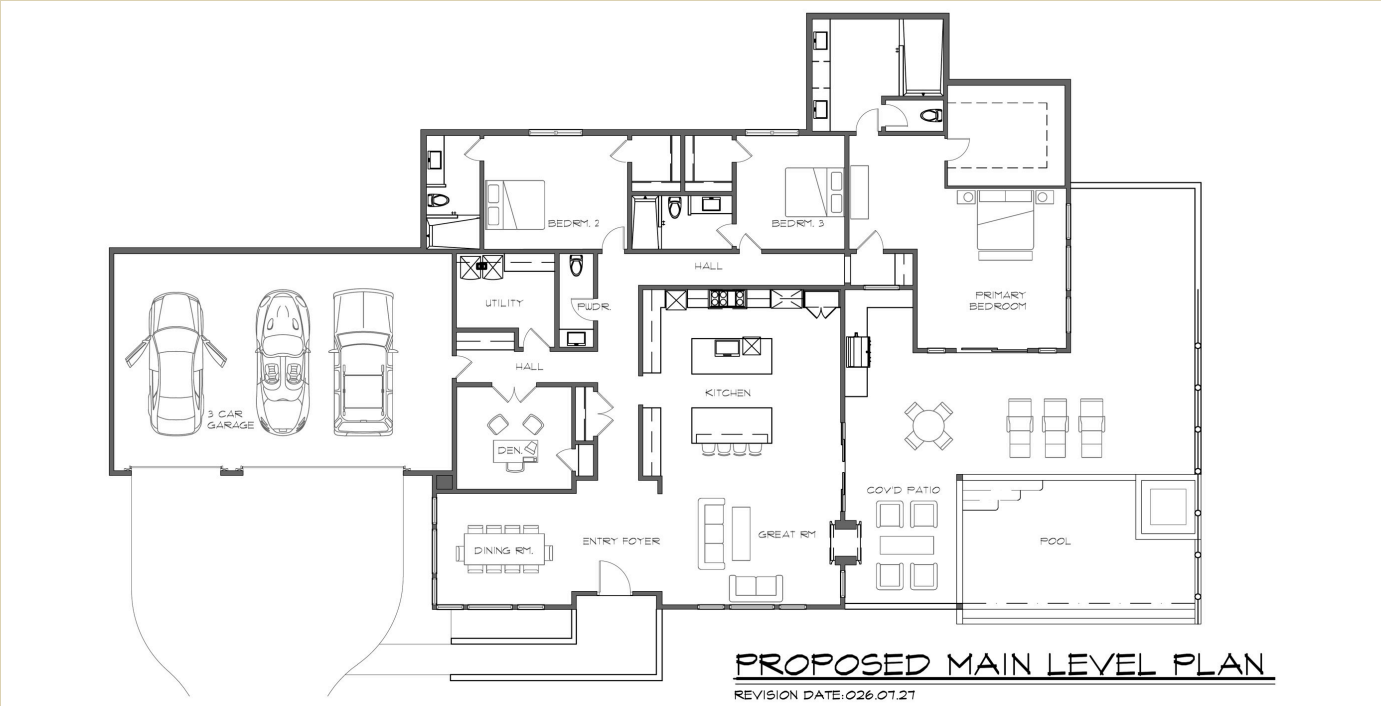
Design the pool, spa and patio area around them the way you want.

Two-island kitchen

One island for cooking, one with seating for four, and a fully integrated Viking suite.

THE PLAN

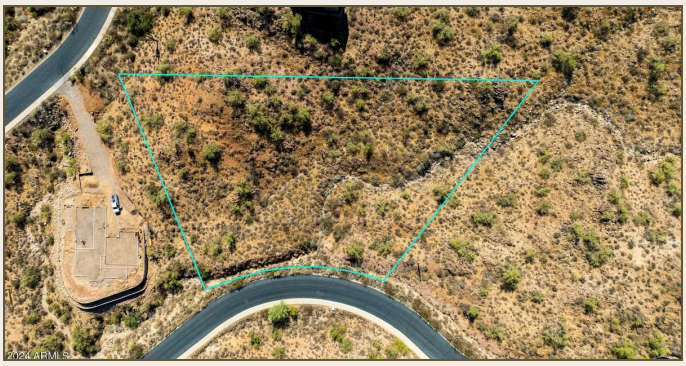
Walk it room by room



The primary suite has a walk-in closet and a large walk-in shower, and Bedroom 2 has its own bath. There is also a den, a powder room, a utility room and a 3-car garage.

THE LAND





Gated entry

Shadow Canyon, inside SunRidge Canyon.

On a cul-de-sac

1.15 acres along the curve of the road.

Hillside views

Set on the slope, looking across the valley to the mountains.

THE DETAILS

At a glance

PROPERTY FACTS	
Address	14625 N Deer Trail Ct #14, Fountain Hills, AZ 85268
Lot	1.15 acres, gated, on a cul-de-sac
Home	Single level, 3,319 sq ft livable
Bedrooms / Baths	3 bedrooms plus den, 3 full baths, 1 powder
Outdoor	489 sq ft covered travertine patio, $100,000 pool and spa credit
Garage	3-car, 985 sq ft with storage
Kitchen*	Two islands, integrated Viking 5 Series, waterfall quartz
Throughout*	12-ft ceilings, white oak floors, 10-ft pivot door
Builder	Southwest Builders & Design, LLC, ROC #344996

HOW THE PRICE WORKS

$2,500,000 covers the lot and the home together, including a $100,000 pool credit. You choose your finishes with the builder.

eXp REALTY | LUXURY Jen Keene REALTOR®

Jennifer Keene

eXp Luxury · REALTOR®, RSPS, SFR

(480) 203-6605

*Per the builder's current specification guide. Proposed new construction. The $2,500,000 price includes the 1.15-acre lot and a home to be built by Southwest Builders & Design, LLC (ROC #344996). The builder does not currently own the lot and will purchase it directly from the seller. Renderings are artist's concepts. Plans, finishes and specifications are subject to change. All information deemed reliable but not guaranteed. Equal Housing Opportunity.

EQUAL HOUSING OPPORTUNITY REALTOR®