

# Thoughtfully Updated Family Home... Close to EVERYTHING!



## Roadrunner Estates

16811 North 45<sup>th</sup> Place ~ Phoenix, AZ

~~\$375,000~~ \$350,000

- **So Many Thoughtful Updates..** New Stain Grade Interior Doors, New Maytag Kitchen Appliances (Double Oven/Smooth Surface Cooktop, & Dishwasher), New Tile Flooring (Living Room/ Family Room/ Bathrooms/ & Bedrooms), New Kitchen Countertops, New High Quality Dual Pan Windows, New Bathroom Countertops/Cabinets/Tub/& Sinks, New Cool-Decking, New Ceiling Fans Throughout, New Garage Built-Ins, HVAC Unit Replaced in 2004, Evap-Cooler 90% Rebuilt in 2004, Silhouettes Blinds, Exterior Freshly Painted in 2004, Water Softener, Kitchen Reverse Osmosis...
- Spacious ,Mature, & Private Lot (Approximately 10,505 Square Feet)
- Energy Efficient Block Construction... Feels So Solid!
- Approximately 1762 Square Feet ~ 4 Bedrooms ~ 2 Bathrooms
- Separate Formal Living Room ~ Skylights with Shades
- Spacious Family Room Open with Cozy Fireplace Opens to Kitchen
- Huge Diving Pool/Spa (Solar Heated & Stubbed for Propane)
- Spacious Covered Patio ~ Decorative Concrete Slab ~ Misters
- Extended Patio (BBQ Island Components Do Not Convey)
- Inside Laundry Room ~ Direct Entry 2 Car Garage with Built-In Storage
- Enjoy EVERYTHING this Centrally Located Area has to offer. Convenient to SR 51, Loop 101, Walking Distance to Excellent Schools, Renowned Hospitals, Desert Ridge Mall, Kierland Commons, Fine Dining, Fabulous Retail Shopping, Parks, and Much More!



**Gary Cumiskey, CLHMS**  
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