

**6347** MARIOCA CIRCLE  
SCOTTSDALE, AZ 85266

ML# 6458257  
3 BEDROOM, 2.5 BATH  
3 CAR GARAGE, 3011 SQ. FT.  
OFFERED AT \$1,095,000



SOUTH FACING BACK YARD WITH COMPLETE PRIVACY BEHIND! COULD ADD POOL...MAYBE CASITA. VENTUS FLOOR PLAN WITH HIGH CEILINGS AND NEUTRAL COLORS THROUGHOUT MAKING FOR A BRIGHT HOME. UPDATED WITH TRAVERTINE TILES AND LAMINATED FLOORING. ALL STAINLESS STEEL APPLIANCES IN KITCHEN. OWNER LANDSCAPED BACK YARD WITH PLANTS, FLAGSTONE AND TREES. . WELL MAINTAINED AND READY FOR MOVE IN. LOADS OF LIGHT, SUPER LARGE BACKYARD THAT BACKS TO WASH SO NOT LOOKING INTO A NEIGHBOR! NO ROAD NOISE! AWESOME SQ FT PRICE!! MAKE THIS HOME YOURS! GUARD GATED BEAUTIFUL TERRAVITA HAS HIGHLY RANKED GOLF COURSE, TENNIS COURTS, PICKLE BALL, PRIVATE GYM, HEATED POOL & SPA, 6 MILES OF HIKING TRAILS, AWARD WINNING CLUBHOUSE THAT WAS JUST RENOVATED AND SOO MUCH MORE!



**SHERRY GAERTNER-TIBBETS, REALTOR®**

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**SGT FINE PROPERTIES**  
- HOMES OF DISTINCTION -

