

# \$975,000 - 7030 N 181st Avenue, Waddell

MLS® #6796087

## \$975,000

5 Bedroom, 3.00 Bathroom, 3,582 sqft  
Residential on 2 Acres

ROMOLA OF ARIZONA GRAPE FRUIT UNIT NO. 42 SUBDIV, Waddell, AZ

PLUG AND PLAY HORSE PROPERTY WITH 5 BEDROOMS AND A POOL!!! UPDATED KITCHEN WITH DOUBLE OVENS-NEW CARPET-FRESH INTERIOR AND EXTERIOR PAINT-2 NEW AC'S-NEWER ROOF-REMODELED BATHROOMS-1 BEDROOM/BATH DOWNSTAIRS WITH SEPERATEENTRANCE/EXIT PERFECT FOR MULTIGEN LIVING-MASTER AND 3 LARGE GUEST BEDROOMS UPSTAIRS OFFER HUGE WALK IN CLOSETS AND WALK OUT BALCONIES, CURVED STAIRCASE ADDS CHARACTER AND CHARM, BACKYARD OFFERS FENCED POOL W/ NEW PUMP. HORSE AREA IS TRAINER READY OFFERING 8 12X24 STALLS EACH WITH POWER/WATER AND DEL MAR TO THE ROOF, 60' CUSTOM TRAINERS ROUND PEN, TACK SHED, FEED ROOM, SHOEING BAY, AND 185X225 LIGHTED ARENA WITH EXCEPTIONAL FOOTING. PLENTY OF ROOM FOR TOY/TRAILER PARKING. THIS ONE HAS IT ALL, SELLER WILL AGREE TO CONCESSIONS WITH REASONABLE OFFER Each bedroom is equipped with a walk-in closet! One bedroom is conveniently located on the ground floor with it's own full bath just across the hall as well as it's own entry/exit door, making it perfect for multi gen living!! Bedrooms 2 & 3 offer their own exit to a large walk out balcony as well as large walk in closets. Bedroom 4 offers a cute n cozy corner window seat overlooking the sparkling pool and horse set up. The master suite stands out,



showcasing its own fireplace, rear balcony access, and an ensuite with dual vessel sinks, separate tub/shower, & a walk-in closet. The HUGE backyard is tastefully divided! Perfect for entertaining, offering a large covered patio and a sparkling fenced pool for year-round enjoyment. The back acreage is a horse lovers dream...fully equipped with 8 covered, 12x24 stalls, each with power and water, multiple hitching rails, wash rack, tack shed, storage shed, large covered feed area OR use it as a shoeing bay, your farrier will LOVE YOU! Also featuring a custom built, trainers 60' round pen with exceptional footing, 3 ton pellet bin, rear bridal path entrance and a lighted 130' x 225' arena with upgraded professional grade sand footing. This property truly is the total package and even offers a newer roof, 2 new air conditioners, new carpet, new interior and exterior paint as well as updated kitchen and baths. Don't miss out!!

Built in 1990

### **Essential Information**

MLS® #	6796087
Price	\$975,000
Bedrooms	5
Bathrooms	3.00
Square Footage	3,582
Acres	2.00
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

### **Community Information**

Address	7030 N 181st Avenue
Subdivision	ROMOLA OF ARIZONA GRAPE FRUIT UNIT NO. 42 RESUBDIV
City	Waddell

County	Maricopa
State	AZ
Zip Code	85355

### Amenities

Utilities	APS
Parking Spaces	5
Parking	RV Access/Parking, Gated, RV Gate, Garage Door Opener, Direct Access, Circular Driveway
# of Garages	3
View	Mountain(s)
Has Pool	Yes
Pool	Fenced, Private

### Interior

Interior Features	High Speed Internet, Double Vanity, Upstairs, Eat-in Kitchen, Breakfast Bar, 9+ Flat Ceilings, Vaulted Ceiling(s), Kitchen Island, Pantry, Full Bth Master Bdrm, Separate Shwr & Tub, Tub with Jets
Appliances	Electric Cooktop
Heating	Electric
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	2 Fireplace, Family Room, Master Bedroom
# of Stories	2

### Exterior

Exterior Features	Balcony, Storage
Lot Description	Alley, Gravel/Stone Front, Gravel/Stone Back, Auto Timer H2O Front, Auto Timer H2O Back, Irrigation Front, Irrigation Back
Windows	Solar Screens
Roof	Tile
Construction	Stucco, Wood Frame, Painted

### School Information

District	Agua Fria Union High School District
Elementary	Belen Soto Elementary School
Middle	Belen Soto Elementary School
High	Canyon View High School

### Listing Details

Listing Office

My Home Group Real Estate



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