

# **\$314,000 - 6871 S Coral Gable Drive, Chandler**

MLS® #6814576

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## **\$314,000**

2 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0 Acres

SUNBIRD UNIT ELEVEN, Chandler, AZ

**WELCOME TO SUNBIRD GOLF RESORT:  
YOUR DREAM LIFESTYLE AWAITS!** Step into a vibrant 55+ community where luxury, leisure, and fun come together in perfect harmony! Sunbird Golf Resort is more than a place to live - it's a place to thrive. Picture yourself enjoying sunny days on the golf course, trying your hand at pickleball, or breaking a sweat in the state-of-the-art fitness center. With countless clubs, events, and activities, there's never a dull moment at Sunbird!

This beautifully maintained home is move-in ready and filled with updates designed for your comfort and convenience. Highlights include:

- 1-year-old HVAC system to keep you cool and comfortable year-round.
- New water heater installed in 2022, so you can enjoy hot showers worry-free.
- Brand-new garage door
- Convenient... slide-out kitchen drawers that make cooking and organizing a breeze.

To top it all off, the money-saving solar system helps lower your energy bills, so you can spend more on the things you love - whether it's a round of golf, an evening at the clubhouse, or a fun outing with friends.

Ready to make every day feel like a vacation?

This is your chance to live in style and join a lively, welcoming community filled with neighbors who feel like family. Sunbird Golf Resort isn't just a home - it's a lifestyle!

Built in 1996



## Essential Information

MLS® #	6814576
Price	\$314,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,017
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active Under Contract

## Community Information

Address	6871 S Coral Gable Drive
Subdivision	SUNBIRD UNIT ELEVEN
City	Chandler
County	Maricopa
State	AZ
Zip Code	85249

## Amenities

Amenities	Golf, Pickleball, Gated, Community Spa, Community Spa Htd, Community Pool Htd, Community Pool, Community Media Room, Guarded Entry, Tennis Court(s), Biking/Walking Path, Fitness Center
Utilities	SRP
Parking Spaces	4
Parking	Garage Door Opener, Direct Access, Attch'd Gar Cabinets, Golf Cart Garage
# of Garages	2
Pool	None

## Interior

Interior Features	High Speed Internet, Double Vanity, Eat-in Kitchen, Breakfast Bar, Vaulted Ceiling(s), 3/4 Bath Master Bdrm, Laminate Counters
Appliances	Electric Cooktop
Heating	Electric
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None

# of Stories                    1

**Exterior**

Lot Description            Sprinklers In Rear, Sprinklers In Front, Gravel/Stone Front, Gravel/Stone Back, Auto Timer H2O Front, Auto Timer H2O Back

Windows                    Solar Screens, Dual Pane

Roof                          Tile

Construction              Stucco, Wood Frame, Painted

**School Information**

District                    Adult


Elementary                Adult

Middle                     Adult

High                        Adult

**Listing Details**

Listing Office              Realty ONE Group

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