

\$425,000 - 2525 N Riverside Drive, Florence

MLS® #6844079

\$425,000

3 Bedroom, 2.00 Bathroom, 1,933 sqft
Residential on 0 Acres

ANTHEM AT MERRILL RANCH, Florence, AZ

STUNNING PULTE HOME located in Anthem at Merrill Ranch. ALL AGES WELCOME! This home features many builder and owner upgrades. PREMIUM LOCATION with unobstructed mountain and desert views from nearly every room. Start your day with a magnificent sunrise and coffee on the patio! There are no homes directly behind, and natural open space lies on the south side of the property. Professional landscaping features native trees, plants, and cacti, complemented by a grass backyard. Spacious, open floorplan, with 3 generously sized bdrms and 2 well-appointed bathrooms, each with a step-in shower. The fabulous primary bedroom acts as your private retreat, featuring a cozy electric fireplace with heater, an executive height vanity with dual sinks, a linen closet, and a vast walk-in closet. The upgraded Chef's Kitchen features gorgeous white quartz countertops, a gas cooktop with a stainless steel hood, a wall oven, a microwave, and a spacious walk-in pantry. It includes staggered, natural wood cabinetry with pull-outs and a large island/breakfast bar. Energy-saving features, such as Low-E tinted windows and sunscreens, contribute to lower utility bills. Phillips HUE lighting enhances the ambiance. This home is within walking/biking distance to Anthem Elementary School. Fantastic community amenities and activities abound: golf, a catch-and-release fishing lake, tennis, pools, a water park, a rock climbing wall, a fitness center, a basketball court, a restaurant,



and MORE! The Safeway shopping center is just down the street. Rentals are allowed for a minimum of 30 days per the HOA. MUST SEE TO APPRECIATE THE LOCATION AND SPECIAL FEATURES! Owner/Agent

Built in 2022

Essential Information

MLS® #	6844079
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,933
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	2525 N Riverside Drive
Subdivision	ANTHEM AT MERRILL RANCH
City	Florence
County	Pinal
State	AZ
Zip Code	85132

Amenities

Amenities	Golf, Pickleball, Lake, Community Pool Htd, Community Pool, Community Media Room, Tennis Court(s), Playground, Biking/Walking Path, Fitness Center
Utilities	APS,SW Gas3
Parking Spaces	4
Parking	Garage Door Opener, Direct Access
# of Garages	2
View	City Light View(s), Mountain(s)
Pool	None

Interior

Interior Features	High Speed Internet, Double Vanity, Breakfast Bar, 9+ Flat Ceilings, Furnished(See Rmrks), No Interior Steps, Kitchen Island, 3/4 Bath Master Bdrm
Appliances	Gas Cooktop, Water Purifier
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s), Programmable Thmstat
Fireplace	Yes
Fireplaces	See Remarks, Master Bedroom
# of Stories	1

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Sprinklers In Rear, Sprinklers In Front, Desert Front, Gravel/Stone Front, Gravel/Stone Back, Grass Back, Auto Timer H2O Front, Auto Timer H2O Back
Windows	Low-Emissivity Windows, Solar Screens, Dual Pane, ENERGY STAR Qualified Windows, Tinted Windows, Vinyl Frame
Roof	Tile, Concrete
Construction	Stucco, Wood Frame, Painted

School Information

District	Florence Unified School District
Elementary	Anthem Elementary School
Middle	Florence High School
High	Florence High School

Listing Details

Listing Office	Unique Homes Realty, Inc
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