

# \$2,000,000 - 3669 E Boot Track Trail, Gilbert

MLS® #6858292

**\$2,000,000**

4 Bedroom, 4.00 Bathroom, 5,200 sqft  
Residential on 0 Acres

LAKEVIEW TRAILS SOUTHEAST AT MORRISON RANCH, Gilbert, AZ

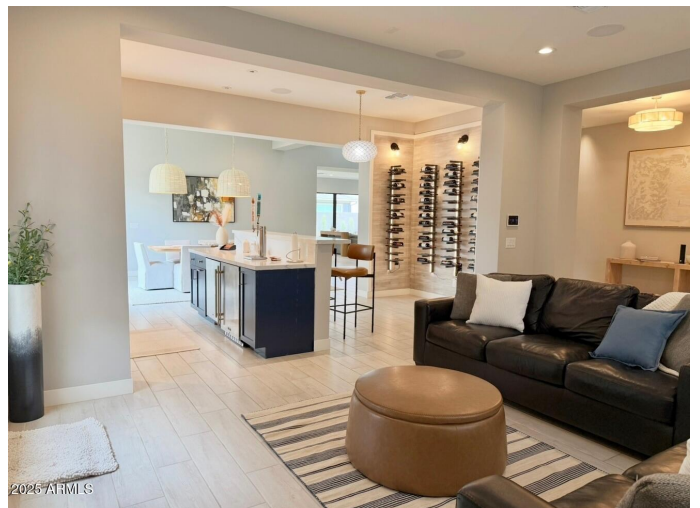
Welcome to Your Forever Home in Morrison  
Ranch | Gilbert, AZ

Step into a life of luxury, comfort, and community in the highly coveted Morrison Ranch, Gilbert's quintessential neighborhood where tree-lined streets, white picket fences, and front porch living create a picture-perfect lifestyle families dream of. Here, you're not just buying a house, you're investing in a way of life.

Presenting the Flora by Toll Brothers - A True Masterpiece Finalized in 2023.

This stunning, fully upgraded 5,200 sq ft, two-story estate redefines "move-in ready." Boasting 4 bedrooms, 3.5 bathrooms, a spacious loft, a private office, a bonus flex room, wet bar and wine room, and a 3-car garage. Enter Through the Grand Foyer - As you step through the custom keypad entry into the bright, expansive foyer, you're immediately welcomed by soaring ceilings, a polished Sante Fe textured finish (80% smooth, 20% texture), and an effortless flow that sets the tone for the entire residence. Light dances across the timber-inspired Mozukai II Hikari matte porcelain tile floors, creating an atmosphere that's both grounded and sophisticated.

Bonus Room | The Ultimate Entertainment Retreat - Off the entry, discover a



show-stopping bonus room designed for ultimate entertainment. Outfitted with a multi-screen TV wall and a 7.1 KEF THX surround sound system, it's ready for Sunday football marathons, gaming nights, or blockbuster premieres. Adjacent, the sleek wet bar and wine room boasts every feature imaginable:

- \* Dual-tap Kegerator (CO2 and N2)
  - \* Built-in beverage refrigerator and ice maker
  - \* 18" dishwasher
  - \* Floating glass shelving with bottle and down lighting
  - \* 130-bottle illuminated wine rack
  - \* Bar sink workstation with filtered water
- It's not just a room, it's an experience.

#### Elegant Dining Room | Designed for Memories

- Across from the bar, the formal dining room invites cozy family dinners and grand holiday feasts, all while connected seamlessly to the heart of the home.

#### Gourmet Kitchen | A Culinary Work of Art -

The coastal-inspired kitchen looks straight out of a design magazine, featuring:

- \* Sub-Zero refrigerator and freezer with custom cabinet panels
- \* Regal White Coastal Cabinetry crowned with Golden Champagne knobs
- \* Roll-out shelves and pot & pan drawers for maximum convenience
- \* Artemis Quartzite waterfall countertops
- \* Wolf appliance suite
- \* Grigio Elegante Honed Quartz backsplash
- \* Glass stacked upper cabinets illuminated with embedded lighting, under-cabinet lights, and toe-kick ambient lighting
- \* Touchless faucet with Airswitch button for effortless sink use

This kitchen isn't just stunning it's functional, smart, and built for daily luxury.

#### Living Room | Breathtaking Great Room -

Beyond the kitchen, the open-concept great room is an architectural triumph featuring a floor-to-ceiling gas fireplace, 7.1 KEF surround sound, and 40" sliding glass doors that seamlessly merge indoor and outdoor living. Soft natural light pours in during the day, while in the evening, the Oelo permanent outdoor lighting showcases the property's beauty like a custom estate.

Outdoor Living | Resort-Style Backyard - Step outside to your entertainer's dream patio. An Irrigreen smart sprinkler system keeps your landscaping lush year-round while the seamless audio and video system extends outdoors for movie nights under the stars or weekend barbecues.

Custom outdoor cameras and perimeter lighting make this home as secure as it is stunning.

Primary Suite | A Private Sanctuary - Retreat upstairs to your luxurious master suite, complete with private motorized shades and its own 7.1 KEF THX sound system. The spa-like primary bathroom stuns with:

- \* Floating vanity with underlit toe kick lighting
- \* Bianco Carrara honed marble counters
- \* Elegant marble flooring
- \* Polished chrome fixtures throughout

A retreat designed for rejuvenation every day.

Additional Bedrooms, Loft, and Baths | Comfort for All - Three additional oversized bedrooms, a spacious loft, and two beautifully appointed bathrooms upstairs, each featuring Oceana Quartz counters and luxury finishes, provide space and privacy for every family member.

The downstairs powder room features a sleek floating vanity and Brilliant Black Quartzite counter, making even your guests feel pampered.

### Garage | Built for the Modern Homeowner -

The three-car garage is a functional dream, outfitted with:

- \* NewAge Pro Series 14-piece cabinet and workbench set
- \* Overhead storage racks
- \* 160 sq ft Slate Wall system with accessories
- \* Durable epoxy-coated floors

Perfect for hobbyists, car enthusiasts, or anyone who craves organized storage.

### Technology | A Smart Home Like No Other -

This home integrates seamlessly into your lifestyle with:

- \* Full-home audio with 78 KEF speakers
- \* Video distribution throughout the home
- \* Motorized shades and curtains (details available upon request)
- \* 7 mounted TVs included
- \* Soft water system with RO filtration at the kitchen and bar sinks
- \* Glass stair railings with weathered wood details for added sophistication

### Morrison Ranch | The Heart of Gilbert -

Imagine tree-lined streets where kids ride their bikes, neighbors greet each other by name, and community events fill the calendar year-round. Morrison Ranch offers:

- \* Expansive green parks and playgrounds
- \* Community lakes and walking trails
- \* Top-rated schools within minutes
- \* A true sense of belonging

Here, the white picket fence isn't just a dream, it's your daily reality.

Move-In Ready. Model-Home Quality.

Unmatched Lifestyle.

Homes of this caliber rarely come available and when they do, they don't last. Every detail has been thought of, every upgrade meticulously installed. This is more than a home, It's Morrison Ranch living at its absolute finest.

Built in 2022

**Essential Information**

MLS® #	6858292
Price	\$2,000,000
Bedrooms	4
Bathrooms	4.00
Square Footage	5,200
Acres	0.25
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	3669 E Boot Track Trail
Subdivision	LAKEVIEW TRAILS SOUTHEAST AT MORRISON RANCH
City	Gilbert
County	Maricopa
State	AZ
Zip Code	85296

**Amenities**

Utilities	SRP
Parking Spaces	3
# of Garages	3

**Interior**

Interior Features	Eat-in Kitchen, Full Bth Master Bdrm
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

**Exterior**

Lot Description	Desert Back, Desert Front, Irrigation Front, Irrigation Back
Roof	Tile
Construction	Stucco, Wood Frame

**School Information**

District	Gilbert Unified District
Elementary	Finley Farms Elementary
Middle	Greenfield Junior High School
High	Highland High School

**Listing Details**

Listing Office	ProSmart Realty
----------------	-----------------



Information Deemed Reliable But Not Guaranteed. All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. ARMLS Logo indicates that a property listed by a real estate brokerage other than Launch Real Estate LLC. Copyright 2025 Arizona Regional Multiple Listing Service, Inc. All rights reserved.

Listing information last updated on July 22nd, 2025 at 11:02am MST