

# Privacy Reigns Supreme



**Fairway View from Back Deck!**

**140 S. Falling Leaf**

**Show Low, AZ— MLS# 95345/4111290**

**\$549,000**



**SONORAN  
LIFESTYLE  
REAL ESTATE**

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3 bedroom, 2 ½ bath, 2 Car Garage, 2976 sq. ft.

## **Front Entrance & Curb Appeal**

- Tucked back from street, mature trees hide home, circle driveway
- Stone columns grace front covered deck, sage color stain, flagstone steps, huge 8' door

## **True Cabin-feel Great Room**

- T & G on all walls and ceiling, very large in size, 19 ft tall
- Large stacked stone fireplace, wood burning w/ gas, log mantle
- Ceiling fan, wall of windows, 8' huge wood slider to back deck

## **Open Kitchen & Dining**

- Grooved maple cabinets, custom light over island, breakfast bar
- Silestone counters, double ovens, Whirlpool appliances
- Large 8 ft. wood sliders to back from dining
- Stunning custom chandelier over dining table
- T& G wainscoting in dining

## **Billiards/Game Room**

- Double door entry, T & G ceiling & walls
- Built-in cabinet for TV and storage
- Two huge windows for natural light
- Custom pool table light, ½ bath with pocket door, Toto toilet

## **Two Guest Bedrooms on Main floor**

- Large in size, T & G wainscoting in bedrooms & hallway
- Guest bath w/ large double sink vanity, tub shower, separate toilet area, linen

## **Wood-enveloped stairs to loft**

- Room for desk or reading area
- Log railing & view down to G R

## **Private Master Suite w/ balcony**

- Pitched T & G ceiling, wainscoting, double door entrance from loft
- Private balcony with view of green!
- Bath w/ double sinks, tumbled tile counter, full shower, skylight, bright closet w/ window

## **Gargantuan Mudroom/Laundry**

- Two pantry closets, tons of cabinets & folding space

- Whirlpool W & D, large window, stainless sink
- ### **Other wonderful features**
- Pergo flooring t-o GR, dining, kitchen, laundry
  - Coat closet, wood blinds on windows
  - Speakers & surround sound in great room, billiards room, back deck
  - Large covered back deck, stubbed for gas, *large outdoor spa*
  - Great view of #12 Tower course on .66 acre
  - North-South orientation
  - 2 car garage, deep, built in shelving
  - Two gas water heaters connected, re-circ pump
  - Security system, high speed internet & cable
  - Landscaped front and whole backyard on sprinklers
  - Furniture package available outside of escrow

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