

ESTATE ORDERED AUCTION HOME & CONTENTS

EVERYTHING MUST GO!



LIVE AUCTION

PRE-BID
ONLINE NOW!

SCOTTSDALE, AZ • SATURDAY, MAY 19 • 9AM
A WONDERFUL PLACE TO LIVE, SHOP, WORK & PLAY!

PERSONAL PROPERTY AUCTION WILL IMMEDIATELY FOLLOW THE REAL ESTATE AUCTION.

PREVIEWS:
MAY 9, 12, 16 & 18
2 PM – 6 PM

ON-SITE:
8707 E. SAN FELIPE DR
SCOTTSDALE, AZ 85258

Don't miss your opportunity to own a home located in
McCormick Ranch, Scottsdale's premier master-planned community!

With two master suites, four full baths and four additional bedrooms, this home offers a perfect setup to care for parents, for visiting family or for vacation rental income! Featuring a unique floorplan with an upstairs guest quarters complete with kitchenette, upstairs master bedroom, separate bathroom, den and its own separate entry – this home is a must-see. The backyard summer oasis includes a diving pool, large hot tub with water feature and beautiful mature landscaping. Don't miss out on this once-in-a-lifetime opportunity!

- 4 BR, 4 BA
- 2,976± sq ft
- Includes mother-in-law quarters
- Lush oasis yard
- Diving pool
- Large hot tub
- Full covered patios on both levels
- Newer HVAC systems & water heater
- Home warranty included
- Located in the highly-desired community of McCormick Ranch
- See website for video tour

DIRECTIONS: Hayden Rd north to Royal Palm. East on Royal Palm to San Felipe. East on San Felipe.



**Arizona
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Bruce McKellar, Auctioneer, CES



Stewart Larsen, Broker

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