

# FOR SALE

# \$539,900

CHRISTA  
COOPER   
CC REAL ESTATE COMPANY

3830 E. SAN MATEO WAY, CHANDLER, AZ 85249



## DESCRIPTION

Always owned by the builder this home has been well taken care of. The family room features a 2 foot extension, media niche, gas fireplace and single door exit to patio. The formal living and dining room features 12ft Arcadia sliders with perfect view of the custom pool and large backyard and surround sound. The Master features a single door exit, snail shower and separate sinks. There is a large open teen room that leads to the 3 guest rooms. One of the guest rooms features its own en-suite. A must see!

4 BED | 3.5 BATH | 3,159 sq. ft.

- ENSUITE
- POOL
- FAMILY ROOM FIREPLACE
- TEEN ROOM

MLS#

FLOOR PLAN ON BACK

For more information, check out our website!

[WWW.CHRISTACOOPER.COM](http://WWW.CHRISTACOOPER.COM)



**CHRISTA COOPER**

Owner/Designated Broker  
CC Real Estate Company

**480.888.5272** call/text  
[cc@christacooper.com](mailto:cc@christacooper.com)

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## T.W. Lewis Signature Features

- Attractive sand stucco exterior finish
- 2" x 6" exterior walls
- Granite kitchen countertops
- Gourmet kitchen with natural gas cooktop and large kitchen island
- Master Suite with luxurious bath
- Tile snail shower in master suite (separate from tub)
- Larger secondary bedrooms w/extensive closet shelving
- Executive height base boards
- Wood window sills
- Additional natural light due to larger windows
- 8' interior doors
- Softened drywall corners
- Wide hallways w/architectural niches
- Upgraded landscape package
- Decora rocker light switches
- Alarm system
- Natural gas heating

## Exterior

- Stone Accent
- Courtyard With Wrought Iron Gate
- Pool
- Covered Patio With Stucco Columns
- Patio Pavers
- Driveway Pavers

## Kitchen

- Stainless Steel Appliances
- Built-in Refrigerator
- Dual Ovens
- Breakfast Countertop Bar
- Oversized Island With Shelving And Cabinet Storage
- Pull-out Drawers
- Built-in Desk
- Staggered Height Kitchen Cabinets With Crown Molding

## Interior

- Fire Sprinkler System
- Two-tone Interior Paint
- New Carpet
- Tile Floors
- Interior Natural Gas Fireplace
- Tile Tub Surrounds
- Ceiling Fans
- Family Room
- Wood Shutters

## Key Floorplan Features

- 12' Arcadia Sliding Glass Doors
- Walk-in Master Closet
- Dual Master Sinks
- Master Bedroom Access to Patio
- Family Room
- Formal Dining Room
- Formal Living Room

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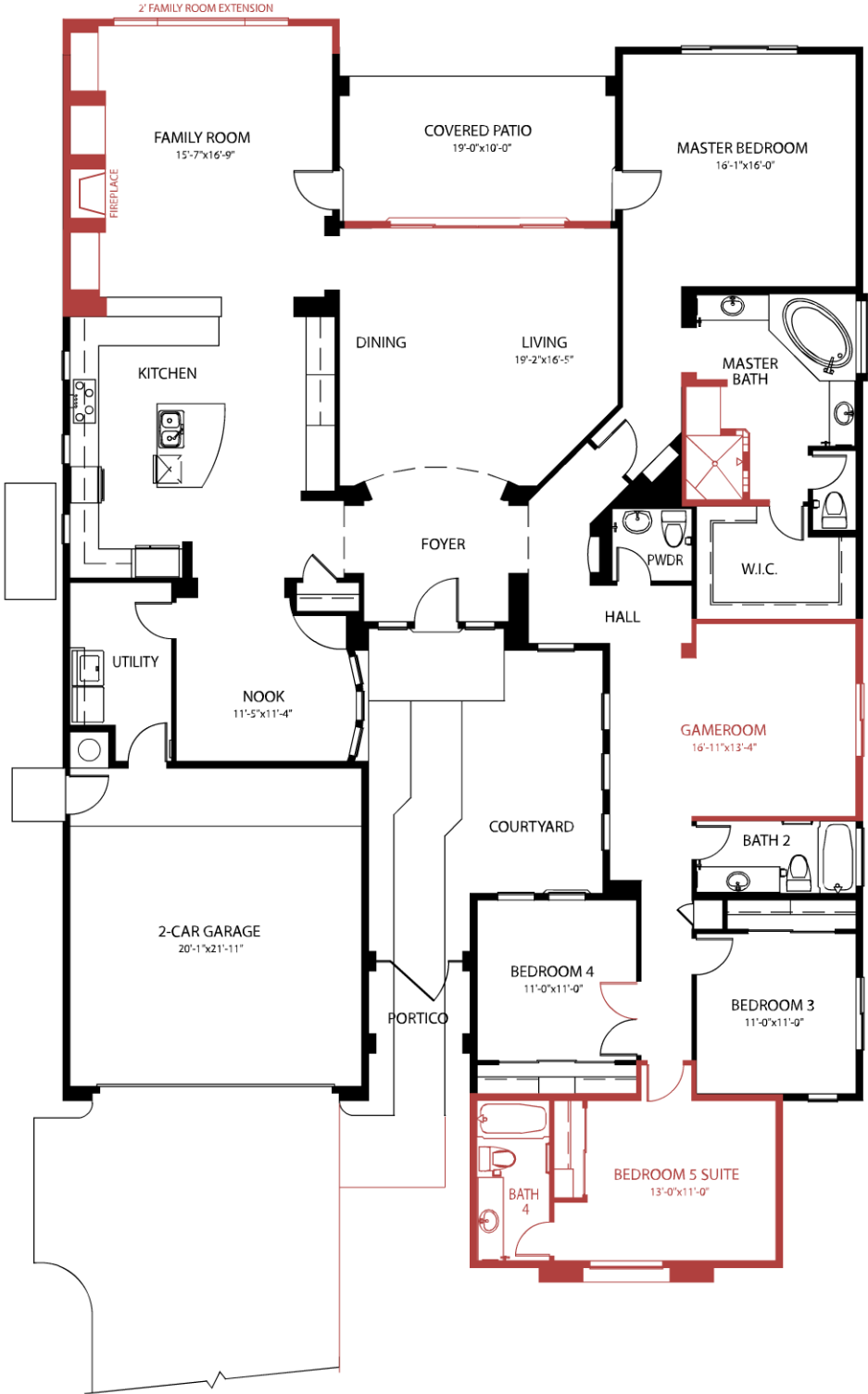


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AN 27 - 3830 E. San Mateo Way - 4 bed/3.5 bath/Pool - 3,159 sq.ft.



Andorra at Valencia • Ph. 480-629-4324



In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages are approximate. No representations of any type are made by this floor plan. Colors shown are approximate representations of actual materials and are not intended to be an exact color match.