

# Desert Retreat

3690 E Canyon Way  
Chandler, AZ 85249

A one-of-a-kind, Santa Barbara-style retreat in the heart of South Chandler.





Scan here to see  
property video



## Features

2,921 SF  
4 Bed  
2.5 Bath  
4 Car Garage  
Office/Den  
Formal Dining/Bonus Space  
2011 Shea Home Construction  
Great Room Floor Plan  
Professional Chef's Kitchen  
Custom Luxury Design Interior  
Premium 10.807 SF Interior Corner Home Site



## Quick Move-In Property Highlights

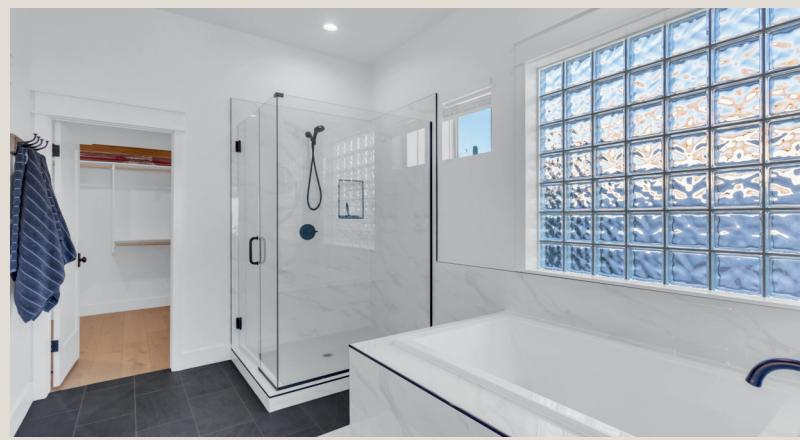
Chef-inspired kitchen with oversized center island overlooking great room and dining area.

Elegant European white oak engineered hardwood flooring and Italian whitewash stone gas fireplace create refined architectural details.

The spacious primary bedroom suite offers a luxurious bath and impressive closet space.

Customized Organizational closet/storage spaces.







## DESIGNER TOUCHES | UPGRADED FEATURES

3690 E Canyon Way

### INTERIOR

- **Custom Designer Chef's Kitchen** - Double Stacked White Kitchen Cabinetry, Extended 10' Entertainers Kitchen Island w/Counter Seating & Optioned Double Sided Cabinets, Organizational Oakcraft Drawers/Cabinet Pull-outs, Soft-Closing Doors/Drawers, Luxury San Diego Hardware at Cabinet Faces, White Linear Tile Wall Backsplash, Undermount Kitchen Lighting Accents, Designer Pendant Lights, 36" Built-in Gas Cook-Top with 36" Artisan Range Hood, NEW Dual Built-in WOLF Professional OVENS including Built-in Convection Microwave option, Single Basin Fireclay Kitchen Sink, Upgraded Kitchen Faucet, Newer RO Water Filtration System, New Disposal, Custom Pantry Door & Oak Wood Shelving
- **Spa Inspired Primary Bath** – Custom Bath Vanity with Quartz Counters, Vanity Lighting/Mirrors with Recessed Medicine Cabinets, White Bath Cabinetry, Custom Cabinet Hardware, Italian Ceramic Tile Flooring, Spa-Style Soaking Tub with Porcelain Tile Surround, Walk-in Porcelain Tile Shower with Frameless Glass Door & Premium Black Bath Hardware
- New Glass Slider at Primary Suite
- Secondary Bath including Guest Half Bath completely updated w/Premium Bath Finishes/Fixtures + NEW Toto Drake Tornado Flush Toilets at all bathrooms
- Custom White Italian Stone Wash Gas Fireplace w/Smart TV Mount
- Reclaimed Oak Rough Face Box Beam Mantle at Fireplace & Header/Jam Legs at Great Room/Dining Transition.
- Custom LEVEL 5 Smooth Interior Drywall Finish throughout w/NEW Interior Paint Scheme
- NEW EUROPEAN 8" WHITE OAK Engineered Hardwood Luxury Flooring & Italian Ceramic Tile
- NEW 5" Modern Craftsman Baseboards & Interior Doors, finished with Satin Black Door Hardware
- Custom Wood Casing at Doors & Windows
- High-End Designer Window Curtains, Window Hardware/Rods & Woven Wood Roman Shades throughout
- Brand Design Chandeliers & Light Fixtures in Multiple Spaces
- Premium Ceiling Fans at all rooms w/Wall Remotes including dual fans at backyard covered patio
- NEW Ceiling Lights throughout w/Motion & Dimming Options + New Wall Switches/Outlets
- NEW Custom Built-in Organizational Shelves/Drawers & Doors at all secondary bedroom closets
- Main Hallway Closet expanded with Upgraded Organizational Features
- Laundry Room - White Cabinetry w/Black Cabinet Hardware + Black Laundry Rod, Quartz Counters, Undermount Sink/Faucet & Italian Ceramic Tile Flooring
- NEW 2025 5-ton Trane Single-Stage HVAC unit + Upgraded Honeywell automated thermostats
- NEW 2025 Platinum Whole Home Water Softening System

### EXTERIOR

- 2011 Shea Home Construction – Italian Villa Elevation
- NEWER Exterior Paint Scheme + Interior Painted Walls
- Upgraded Mystic Black Outdoor Wall Lanterns
- Palm Lined Front Courtyard Entry
- New Front & Backyard Landscaping with Mature Flowering Bougainvillea's, Citrus Trees, Cactus Garden, Synthetic Backyard Turf + NEW Landscape Accent Lighting
- Newer Extended Double Gate

## UPGRADES | PROPERTY-COMMUNITY INSIGHT

3690 E Canyon Way

- 4-CAR TANDEM GARAGE
- Epoxy Flooring
- Service Door Entry to side West Yard
- Extended Front Driveway Depth
- New Garage Door Motor w/Wi-Fi Controls & Monitoring
- Insulated Garage Door & Upgraded Garage Ceiling Lights

### PREMIUM CORNER Homesite 431

Located in the Heart of OLD STONE RANCH on an Elevated INTERIOR CORNER HOME SITE, Ideal Northern Backyard Open-Air Views with no Multi-Level Properties, Considerable distance between only one Western Neighboring roof line, provides desirable views and space while maintaining privacy. No bustling traffic noise or overhead power lines. Extended Side Gate with room for flexible outdoor uses... parking toys, trailer or vehicle (nothing visible over the wall)

### “WHERE CHANDLER MEETS GILBERT” (LINDSAY | OCOTILLO RD CORRIDOR)

RESIDE AT ONE OF ARIZONA'S MOST DESIRABLE ADDRESSES... WHERE CHANDLER MEETS GILBERT. Nestled between the thriving City of Chandler & Town of Gilbert (both nationally recognized as "Best Places to Live in America") residents take advantage of what's Beyond the Front Door. Scenic San Tan Mountains Views, Open Greenbelt Spaces & Playgrounds, Lush Community Landscaping, Excelling School Options EVERYWHERE CLOSE BY, Chandler's "Citrus Vista" Park (within the community), Veterans Oasis Lake & Nature Preserve for outdoor walking, running & biking adventures, Ocotillo & Gilbert Rd - Mixed-Use/Grocery Corridor, Nationally Acclaimed Gilbert Regional Park (Ocotillo Bridge COMING SOON for even Quicker Access), Close San Tan 202 Freeway On/Off Ramps, NEW Lifetime Fitness Gym "Selected to become a Platinum Point, greater upscale amenities than average" ... coming soon just down the street, Crossroads Towne Center includes Target/Harkins Theatre, San Tan Village - Outdoor Upscale Shopping & Dining, New & Established Southeast Valley Business Corridors and Mix-Used Developments, Chandler Municipal Airpark w/Runway for Midsize Private Jets, Vibrant Downtown Chandler & Old Town Gilbert's Heritage District Festivities, Phoenix-Mesa Gateway Airport - Second Growing Hub to Phoenix Sky Harbor... the attractions are all here!

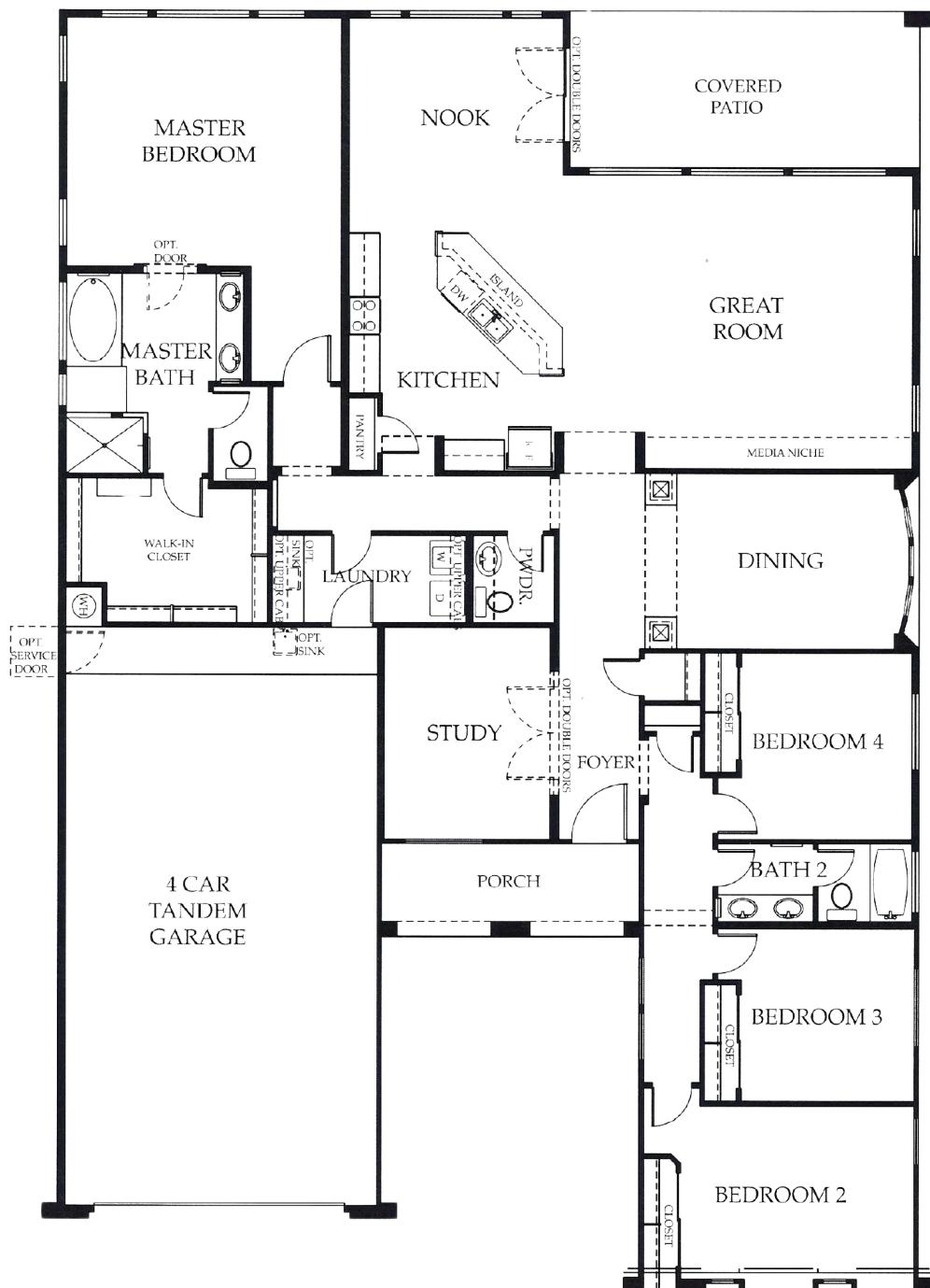
### OLD STONE RANCH DESTINATION MASTER PLAN

Old Stone Ranch has become a Destination Community known for its picturesque scenery and neighborhood charm. It's warm and inviting, full of friendly neighbors, engaging lifestyle and exceptional educational opportunities. Featuring Lakes, Streams, Fountains, Scenic Water Lined Walking Trails, Waterfalls & Bridges, Scenic Elm Canopy Tree Lined Streets, Decorative Stone Pillars & White Picket Fences, Multiple Parks & Children Play Areas, Covered Ramada with Picnic Tables, Ryan Elementary and NEW Arizona College Preparatory High School (ACP) a short walk away within the community. Additional Schooling Options surround the community in close proximity.

PROPERTY FLOORPLAN

# PRINCETON MODEL

2,921 TOTAL LIVABLE SF



ALL MEASUREMENTS  
ARE APPROXIMATE



## **Beyond Your Front Door**

- Waterfall entrance monuments
- Lakes, streams and bridges throughout
- Playgrounds
- Walking Trails
- Volleyball and Basketball courts
- Scenic views of San Tan Mountains
- Mature Tree Lined Streets
- Greenbelt spaces
- Lush community landscaping
- A "walk to school" Elementary and High School
- Picnic ramada with BBQ grills
- Citrus Vista Park located within OSR
- Veteran Oasis Nature Preserve



**RESIDE AT ONE OF ARIZONA'S MOST  
DESIRABLE ADDRESSES....WHERE  
CHANDLER MEETS GILBERT.**

Located in the award-winning City of Chandler and bordering the Town of Gilbert, residents take advantage of the countless near-by amenities including the 101 & San Tan 202 Freeways, upscale shopping, dining, entertainment, airports, hospitals, booming business corridors & NEW Southeast Valley developments. Old Stone Ranch is the perfect community to call home in South Chandler.

# LISTED & SOLD



**\$1,245,000**

**SANTA BARBARA RETREAT | OLD STONE RANCH**



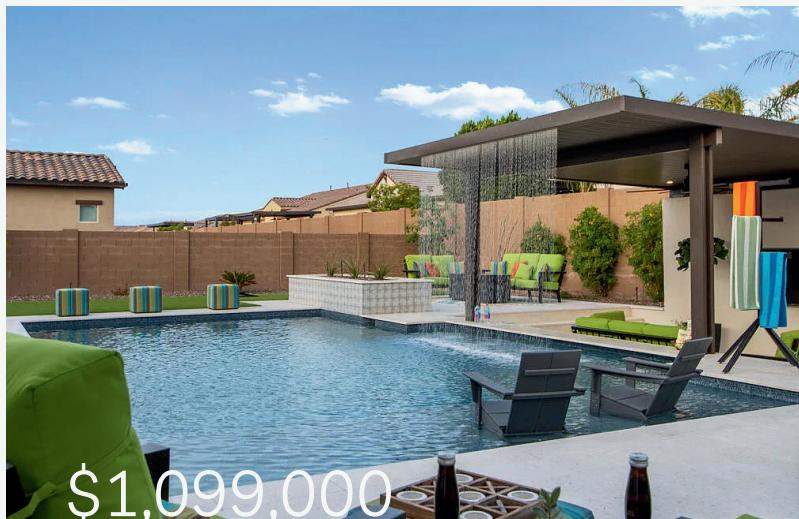
**\$1,500,000**

**TEMPE CUSTOM | CHELSEA MANOR**



**\$1,275,000**

**TW LEWIS @ LAKE PARK | GILBERT**



**\$1,099,000**

**RESORT STYLE PARADISE | ESTATES @ EASTMARK**



**\$1,225,000**

**LIVE DESERT LUXURY | SOUTH GILBERT**



**\$1,750,000 - PENDING**

**BRIGHTON @ WATERSTON | SOUTH CHANDLER**

# by DEVIN GUERRERO



DESERT LUXURY | SOUTH CHANDLER



ARIZONA LUXURY ESTATE | SOUTH CHANDLER



MODERN FARMHOUSE | SOUTH CHANDLER



DESTINATION LIVING | GILBERT



SPANISH INSPIRED LUXURY | THE BRIDGES



THE HAVE-IT-ALL GILBERT LUXURY LIFESTYLE



**DEVIN GUERRERO** HAS BEEN A LOCALLY TRUSTED HOME RESOURCE FOR MORE THAN A DECADE, WITH A YEAR-AFTER-YEAR PROVEN TRACK RECORD OF DELIVERING FAST MILESTONE RESULTS. HIS ACCOMPLISHED SOUTH CHANDLER & GILBERT HOME SALES EXPERIENCE HAS POSITIONED HIM TO SERVE AS ONE OF THE TOP 1% PERFORMING LISTING AGENTS IN THE SOUTHEAST VALLEY. DEVIN IS READY TO ACHIEVE YOUR REAL ESTATE GOALS WITH **YOU** TODAY.



#### **A TRUE PROFESSIONAL**

"Devin provided the most honest, the most professional experience with selling our home. He was more than just our Real Estate agent, he was our trusted person that guided us through such an interesting market. I couldn't imagine my husband and I going through this experience with anyone else. He stayed in communication with us constantly, he was transparent of market trends and he was dedicated with making sure that he treated us like family. Devin is extremely knowledgeable of this industry. He is definitely a person that we would recommend to anyone that wants to experience what a true professional could do for them. I owe my friends big for recommending Devin." - Wanda & Fabian

#### **DEDICATED AGENT**

"Devin was amazing. His knowledge and expertise and professionalism is impeccable. The whole process went so smoothly. We have sold many houses but Devin is the best Realtor we have ever had the chance to use. He responded to us the same day and guided us through the whole process, which took the stress element out of the equation for us. He held an open house weekend for us and he sold our house on the first day with back up offers. He broke the records for the area and also got us over asking price. I would highly recommend Devin for selling or buying a new home. We will definitely be using Devin again. Thank you for all of your hard work - you are the best in the Industry, It has been a pleasure." - Angela & Mark Hirst