

Avian Meadows

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Real Relations. Real Results. Arizona Real Estate.
REALTYONEGROUP

4820 S Mingus Drive
Chandler, AZ 85249

www.theguerrergroup.com





Features

- 2014 ASHTON WOODS MODERN CRAFTSMAN
- 2, 347SF
- 3 BED
- 2.5 BATH
- 3 CAR GARAGE
- MULTIPLE BONUS/FLEX SPACES
- GREAT ROOM FLOOR PLAN
- PROFESSIONAL CHEF'S KITCHEN
- HIGH END FINISHES/FEATURES
- SMART ENERGIES INCLUDING HOME SOLAR
- HEATED/COOLED CABO SWIMMING POOL



Quick Move-In Property Highlights

CHEF-INSPIRED KITCHEN WITH OVERSIZED CENTER ISLAND OVERLOOKING GREAT ROOM AND DINING AREA.

ARCHITECTURAL INTEREST ADDED WITH RECESSED CEILINGS & CUSTOM WINDOW TREATMENTS.

OWNER SUITE SHOWCASES A PICTURESQUE WALL WINDOW WITH CAPTURING POOL/GARDEN VIEWS.

A BACKYARD SANCTUARY FT. A HEATED/COOLED CABO BLUE TILE PEBBLE SHEEN POOL W/ELEVATED WATER SPILLWAY AT STONE PILLAR ACCENT WALL WITH BAJA SHELVES







DESIGNER TOUCHES | UPGRADED FEATURES

4820 S MINGUS DRIVE

INTERIOR

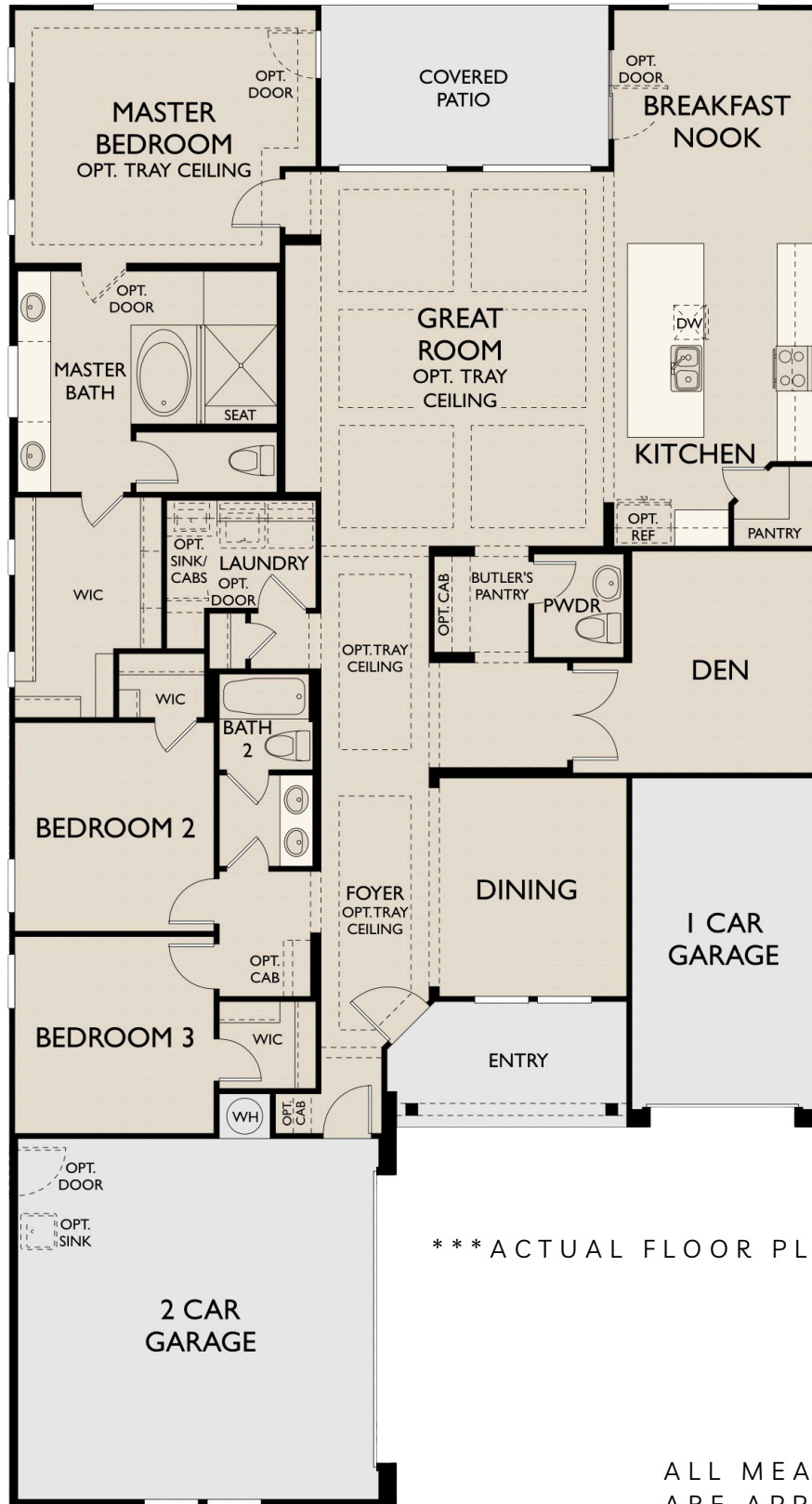
- Professional Chef's Kitchen – Upgraded tier-3 Espresso Shaker Cabinetry with Door/Drawer Pulls, Quartz Counters, Kitchen Mosaic Tile Backsplash, Gourmet built-in Wall Oven & Microwave, 36" Gas Cooktop & Artisan Range Hood, Island Pendant Lighting, Undermount Kitchen Cabinet Lighting Accents, Double Basin Stainless Kitchen Sink, Upgraded Kitchen Faucet & Reverse Osmosis Drinking Water System, Newer Dishwasher
- Upgraded Whole Home tier-3 Espresso Shaker Cabinetry at Bathrooms, Kitchen Serving Pantry, Hall Niches & Laundry Room
- 12' Stacking Glass Wall (3-Panel) Sliding Door + Additional Glass Slider near Dining
- 10' Ceilings with Optional Tray Ceiling Accents & 8' Interior Doors throughout
- Great Room Media Wall finished with Natural Stone & Shelving
- Great Room Media 5.1 Speaker System
- Upgraded Builder tier-3 Porcelain Plank Tile throughout
- Upgraded Builder tier-3 Berber Carpet & Pad
- White Plantation Shutter Package & Custom Window Treatments
- Newer Interior Paint Scheme
- Recessed LED Ceiling Lighting options
- Upgraded Chandeliers, Light Fixtures in Ceiling Fans throughout
- Primary Bath - Spa-Inspired Carrera Marble floor to ceiling at frameless glass walk-in shower & soaking tub, white quartz tub cap, upgraded vanity quartz counters, decorative marble mosaic surround,
- Secondary Full Bath includes an upgraded Marble Vanity Surround
- Organizational storage features at all walk-in closets including secondary bedroom walk-ins
- Upgraded Laundry Sink & Cabinetry
- Whole Home Water Softening System
- 2022 HVAC (all parts renewed) & Updated Smart Thermostats recently installed (2)

EXTERIOR

- 2014 Ashton Woods Home Construction with Modern Craftsman Elevation
- Today's Home Energy Efficiencies including Desert Low-E Windows
- OWNED 5.5KW Home Solar System (2020 install) see separate "REDUCED" 12-month electric bills
- Upgraded Garage Organizational features at both 2-Car & 1-Car Garages - custom garage cabinetry, ceiling storage racks, epoxy floors, garage smart-home connectivity & EV charger
- HEATED/COOLED Cabo Blue Tile Pebble Sheen Pool w/elevated water spillway at stone column accent wall, baja shelves, in-floor cleaning system, smart robo vacuum, ozonator equipment & water pre-filter & power pool cover
- Travertine patio & pool surround hardscape
- Scenic Arcadian Green Stadium Landscaping including various fruit trees (pomegranate, fig, Guava, Valencia orange, Meyer lemon, grape & mandarin)
- Green turf package (front/back)
- Exterior Landscape Lighting Package (front/back)
- New Front Door Wi-Fi-Touch Locking system + Front Door Doorbell Camera
- Premium Home Site offers backyard Open Air Sunset Views directly behind with no property roof lines in sight, Ideal Interior lot setting provides a quiet outdoor scene with no busy boulevards

Ashton Woods Residence

2,347 TOTAL LIVABLE SF



*** ACTUAL FLOOR PLAN REVERSED ***

ALL MEASUREMENTS
ARE APPROXIMATE



Beyond Your Front Door

- Playgrounds
- Walking/Biking Paths
- Benches
- Scenic views of San Tan Mountains
- Greenbelt spaces
- Lush community landscaping
- Citrus Vista Park Nearby
- Veteran Oasis Nature Preserve Nearby
- JUST OPENED - Lifetime Fitness Gym Nearby
- Excelling School Options



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. Vaquero Ranch is the perfect community to call home in South Chandler.



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