

Vaquero Ranch

4111 E Yellowstone Pl
Chandler, AZ 85249

www.theguerrerogroup.com





Features

2,551 SF

4 Bed

3 Bath

2 Car Garage

Bonus/Flex Space

2015 Maracay/Tri-Pointe Home Construction

Great Room Floor Plan

Professional Chef's Kitchen

High End Finishes/Features



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.

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

Private cul-de-sac corner interior home site with N/S exposure.





DESIGNER TOUCHES | UPGRADED FEATURES

4111 E Yellowstone Pl

INTERIOR

- Custom Designer Chef's Kitchen – Staggard Kitchen Cabinetry with 42" Upper Cabinets, Glass Door Accents, Entertainers Kitchen Island w/Counter Seating, Soft-Closing Doors/Drawers, Granite Counters, Custom Stacked Stone Kitchen Backsplash, Undermount Kitchen Lighting Accents, Designer Pendant Lights, 36" Built-in Gas Cook-Top with 36" Artisan Range Hood, Dual Built-in Professional Ovens, Built-in Microwave, Double Basin Kitchen Sink, Upgraded Kitchen Faucet
- Builder Upgraded 12' Glass Wall (3-Panel) Sliding Door + Additional Glass Slider near Dining
- 10' Ceilings throughout residence
- Spa Inspired Primary Bath – Walk-in Tile Shower with Premium Bronzed Bath Hardware & Tile Inlays, Dual Sink Vanity with Decorative Porcelain Tile Backsplash, Large Primary Closet with Laundry access
- Secondary Baths include upgraded Bronze Bath Fixture Packages
- Upgraded 12x24 Ceramic Tile throughout common areas & baths
- Updated Interior Paint Scheme
- Upgraded 8' Interior Doors
- 5" Modern Craftsman Baseboards & Interior Doors, finished with Satin Bronzed Door Hardware
- Custom Designer Window Treatments & White Plantation Shutters
- Builder Upgraded Recessed Ceilings throughout multiple spaces
- Upgraded 4' Room Extension at Primary Suite + 8' Exterior Backyard Entry Door
- Upgraded Chandeliers, Light Fixtures in Ceiling Fans throughout
- Recessed LED Ceiling Lighting options
- Great Room 5.1 Speaker Surround at Ceiling
- Builder Upgraded 4th Bedroom Ensuite
- Whole Home Water Softening System
- Upgraded HVAC UV Light Air Purifier (system sterilizes interior airborne pathogens)

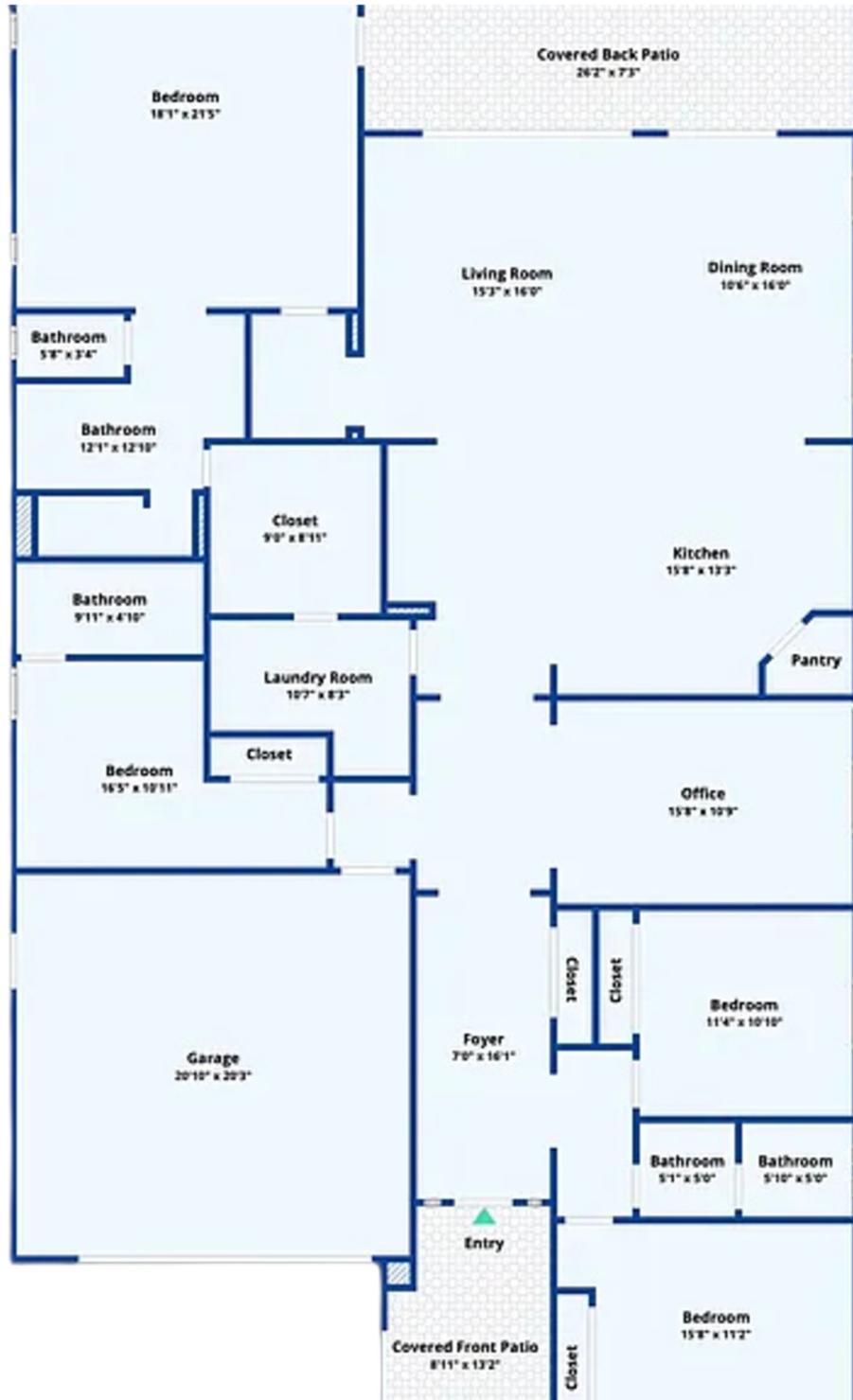
EXTERIOR

- 2015 Maracay/Tri-Pointe Home Construction with Today's Energy Efficiencies
- Whole Home Solar System
- Builder Upgraded Paver Driveway & Front Walkways
- Extended Backyard Covered Patio & Pergola Extension, Travertine BBQ Bar with Gas Appliances & Seating, Gas Fire Pit, Tranquil Water Element, Green Turf Package, extended Travertine Hardscape borders/patios/walkways, Landscape Lighting Accents & Green Landscape everywhere including mature pygmy palms/flowering plants/trees (Front & Backyards)
- New Front Door Hardware with Wi-Fi-Touch Locking system + Front Door Doorbell Camera
- Finished 2-Car Garage: Organizational Features include Built-in Cabinets, 4'x8' Overhead Ceiling Storage Rack, Epoxy Flooring, Electric Outlet for Car Charging, Service Door to Side Yard
- Private Cul-de-sac Corner Interior Home Site (North/South Exposure) nearing lush green hedges, trees and vegetation & adjacent to further high-end real estate

PROPERTY FLOORPLAN

Maracay/Tri-Pointe Residence

2,551 TOTAL LIVABLE SF



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
- COMING SOON - 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