

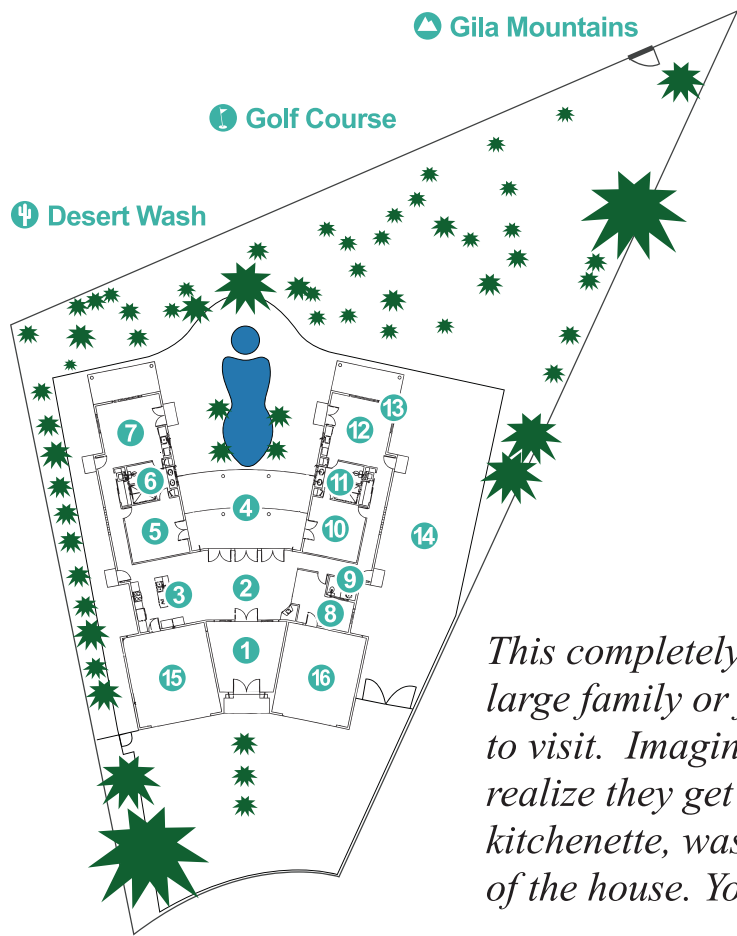
It doesn't get any better than this



A magical courtyard fronts this one-of-a-kind custom home that surrounds a poolside terrace and backs up to a desert wash, a golf course, and mountain views!

**Furnishings
Negotiable**

13785 S. Selina Drive, Yuma, AZ 85367 • \$545,000 • (928)257-4559



2,900 Square Feet on 1/2 Acre 4 Bedrooms + Den, 2 1/2 Bath

- | | |
|--------------------|--------------------|
| 1 Courtyard | 9 Hall Bathroom |
| 2 Living Room | 10 South Bedroom |
| 3 Kitchen/Dining | 11 South Bathroom |
| 4 Poolside Terrace | 12 South Flex Room |
| 5 North Bedroom | 13 Viewing Deck |
| 6 North Bathroom | 14 RV Pad |
| 7 North Flex Room | 15 North Garage |
| 8 Den | 16 South Garage |

This completely custom home was designed to accommodate a large family or just a couple that has friends and family that like to visit. Imagine the look on the faces of your guests when they realize they get their own master bedroom, master bathroom, kitchenette, washer/dryer, and garage - all on a separate side of the house. You won't even know they're over there!



- Courtyard with fountain and stained glass windows
- Breezeway doors from the courtyard to the pool
- Heated and cooled saltwater pool and spa
- Poolside terrace with outdoor kitchen and BBQ grill
- Spiral staircase to a rooftop viewing deck
- 87' RV pad with two water/sewer/electric hookups
- Giant 7'x5' walk-in showers with dual shower heads
- Reverse osmosis filtered water fountains at every sink
- Dimmable remote control ceiling fans in every room
- Internet/phone ethernet cabling and access panel
- Two 5-ton air conditioners with separate thermostats
- Custom glide-out drawers and cabinets throughout
- Doorbell with audio/video smartphone intercom
- Automatic drip-line watering system to all trees/plants

- Full kitchen and two kitchenettes
- His and Hers sinks in master bathrooms
- Heated outdoor shower
- Indoor and outdoor gas fireplaces
- Two stacked washer/dryer units
- Wooden awnings shade every window
- Outdoor keyless entry locks
- High-capacity water softener
- Nest thermostat with smartphone control
- Easy maintenance desert landscaping
- Extra-wide lockable driveway gate
- Lemon, grapefruit, and orange trees
- Mountain views from almost every room
- Backs up to a golf course with privacy

- Built in 2003
- Stucco exterior
- Southwestern style
- Flat Accessible Roof
- 10-12 foot ceilings
- Central A/C
- Natural gas
- 2 two-car garages
- 2 washer/dryers
- 2 gas fireplaces
- 3 showers
- 3 microwaves
- 4 kitchens
- 9 sinks & fountains

**Learn even more about this property at www.YumaDreamHouse.com
and schedule a viewing by calling or texting 928-257-4559**