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Sotheby's  
INTERNATIONAL REALTY

## LAZY HORSE RANCH AMENITIES & FEATURES

13030 E. Camino Ancho

### General

- Exceptional Tanque Verde Valley equestrian property
- 3.31-acre lot
- End of a private cul-de-sac
- No HOA, live free of restrictions
- Desirable North/South exposure
- Mountain, city, sunrise, moonrise, & sunset views
- Serene setting amongst the saguaro studded hills
- Access nearby trails right from the property
- Abundant desert wildlife
- Mature desert landscape

### The Residence

- Southwestern-style custom home built in 1996
- Charming courtyard entry with tile covered patio & Saltillo tile
- High, tongue-and-groove ceilings with wood beams & wood headers at hallways
- Concrete and wood flooring throughout the home
- Brand new carpet in all four bedrooms
- Split bedroom floor plan
- Walls of windows streaming in natural light
- Magnificent floor to ceiling stone fireplace
- Lofted ceilings create an airy, expansive feel throughout the home
- Wide hallways and generously sized doorways enhance both flow and accessibility
- Three-car garage with skylights, built-in shelves, and a craft sink
- New exterior paint in 2023
- New interior paint in 2024

### The Kitchen

- Kitchen is open to the great room
- Hand-crafted hickory cabinetry with custom hardware
- Unique southwestern tile accents
- Granite countertops
- Center island brightened by a skylight
- Breakfast bar and breakfast nook for casual dining
- Under-cabinet lighting
- Double Ovens
- Built-in desk
- Unobstructed views of the Rincon Mountains from the kitchen sink.

### The Primary Suite

- The primary suite is a separate, private retreat that occupies the 2nd floor
- Separate loft area 'bonus' space with saguaro-rib accents & a built-in shelves
- Dual-sided corner gas fireplace
- Spacious walk-in closet with custom built-ins
- Saltillo-tiled covered balcony with stunning views
- Spacious en-suite bathroom with Saltillo tile floors
- Hand-painted Talavera tile accents
- Jetted tub
- Walk-in separate shower
- Dual sink vanities
- Bright space with plenty of natural light

### The Backyard

- Low-care backyard with newly added gravel
- Gated pool area with a flagstone deck
- Pool has new sand filter from 2023
- Built-in BBQ just outside the kitchen
- Huge, 12' deep, wraparound, covered patio
- The back patio has a bench seat wall and a southwest corner alcove
- Unobstructed views of the mountains, sunset, sunrise, & city lights

## The Horse Facilities

- Durable steel structure six-stall horse barn with a metal roof
- Six stalls each have large 12' run outs separated from the stalls by individual stall doors, cross-tie rings in the center aisle, convenient for vet & farrier visits
- Tack room, hay storage, & a large separate storage room
- Water & electricity at barn, riding arena, round pen, wash rack, & barn
- Inside & outside lights at the barn
- Center aisle outlets, including outlets above the stalls for fans
- easy driveway access, six stalls, hay storage, tack room, storage, round pen, turnout with shade structure, & large arena
- Cement/steel double wash rack with cross-tie rings
- Ride off the property to nearby trails including Agua Caliente South
- Circular pull-through driveway convenient for trailering horses
- Serene, private setting
- Views in every direction

## Area Features

- Ideal location for outdoor enthusiasts who enjoy hiking, biking, dog walking, & bird-watching
- Endless trails connected to trails systems throughout the nearby mountains
- Easy access to Mt. Lemmon where temperatures are cooler in the summer & skiing is available in the winter
- The nearby Tanque Verde Guest Ranch with a bar, restaurant, spa, & weekly outdoor cookouts
- Minutes to the 49ers Country Club, open to the public, with golf, swimming, workout facilities, community events & more
- Near the highly rated Arizona National Golf Course, open to the public
- Near the La Mariposa Athletic Club with tennis, pickleball, racquetball, workout classes, swimming & more
- Numerous horse boarding facilities & feed stores
- Nearby shopping centers with grocery store & drug stores
- Several restaurants including the Barnyard, a locals favorite with a huge outdoor playground for adults & children, and Bear Canyon Pizza with an outdoor beer garden with live music
- LeBuzz cafe, a popular Tucson breakfast & lunch cafe with an exceptional array of baked goods & coffee

## Schools

- Located in the highly rated Tanque Verde School District
- Walk to the Hermosa Montessori School, a 14-acre charter school with classes for students from Pre-School to 8th Grade, tuition-free from Kindergarten - 8th grade
- Private schools in the general area include Desert Christian, St. Michael's, St. Cyril's, and Castlehill Country Day School
- Charter schools in the general area include the highly rated BASIS & Lehman Academy