

Powell Ranch – Wickenburg AZ

Premier Equestrian Property • 538 Acres • 6,400 SF Under Roof • \$14,900,000



RESIDENTIAL BROKERAGE

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GLOBAL
LUXURY

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Property Summary:

- Unobstructed 360° views of valleys and surrounding mountain ranges from various elevations on 538 deeded acres and over 2,200 contiguous, fenced acres leased from the state.
- Designed by noted architect Bill Otwell, built in 1993 and meticulously maintained with significant investment in landscaping and hardscaping.
- Over 6,400 SF under roof including modern SantaFe style Main House (5,365 SF) with 4 fireplaces and 2-car attached garage.
- An equestrian complex with arena, covered stalls with auto water, corrals, hay storage, breaking pen, horse wash & tack room.

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Exterior:

- Cobble flagstone circular drive and motor court around entire front and side of main house.
- Lush landscaping surrounding entire main house with 3 fountains, planted gardens, flagstone walkways, exotic trees, grass areas and landscape lighting.
- Motorized shade screens on windows and patio area.

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Chef's Kitchen:

- Chef's kitchen with counter-top dining in addition to dine-in space, Sub-Zero refrigerator-freezer, Fisher & Paykel 2 drawer dishwasher.
- Center island with Viking Professional gas 4 burner plus griddle cooktop and granite countertop.
- Italian tile countertops and custom cabinets.
- Walk-in pantry with built-in shelves.

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Dining and Living Rooms:

- Formal dining area with oversized windows for scenic view to garden and mountains.
- Open concept throughout main area of the home connecting kitchen, dining room, living room, and wet bar area with refrigerator and wine cooler.
- Interior and exterior walls constructed of white cement plaster over adobe with slender Aspen poles above giant Pine beams throughout the home.

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Media Room and Office:

- Media room with built-in bookshelves on two walls, space for large screen and oversized windows.
- Separate office with built-in bookshelves; private exit to secluded patio with fountain and lush landscaping - view to mountains in the distance.

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Master Bed and Bath:

- Master bedroom suite with fireplace.
- Separate private exits to covered patio and to screened porch with automatic sun shades, currently used as indoor garden.
- Large master bath with wide open views to mountains, dual sinks, separate tub and shower, and separate toilet room.
- Two walk-in closets plus additional coat closet.

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Other:

- Two additional large bedrooms in separate wing, one with private exit to garden.
- Each with own bath – one with tub/shower and the other with large glass-enclosed, tiled shower.
- Closets in each bedroom plus additional closets and storage areas throughout the home.
- Separate indoor laundry room with full size washer & dryer, laundry sink and full wall of built-in cabinets & countertop.
- Ceiling fans throughout.

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Outdoor Entertainment Areas and Garage:

- Multiple outdoor entertainment areas with landscape lighting.
- Flagstone paving, heated spa, 2 outdoor fireplaces, 3 fountains, lush landscaping, views of mountains and gorgeous sunsets.
- Two car attached oversized garage providing direct access to home with built-in storage cabinets, and epoxy floor.

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Garage/Workshop and Solar Power System :

- Detached 2,200 SF garage/workshop with epoxy flooring throughout, space for 3 cars and large RV with RV dump facility.
- Oversized with workshop, sink, significant interior storage, Heat/AC, hot water heater, Sub-Zero 2-drawer cabinet refrigerator, half-bath, exterior gated & covered space for storage of vehicles or equipment.
- Energy efficient home with solar power system (owned, not leased); 136 200-watt panels = 27.2 KW
- Back-up generator for main home (35 KW).

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Equestrian Facilities:

- Large arena, corrals and well, along with an area that was formerly used as a polo field on the southern edge of the property.
- Near the main home and guesthouse are 4 outdoor stalls with corrals and auto water systems, 3 of which are shaded.
- 60' round breaking pen.
- Hot walker.

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Equestrian Facilities:

- Covered area of 3,800 SF for hay storage near stalls/corrals.
- Large tack room with saddle racks and refrigerator.
- One-car garage size indoor storage.
- Outdoor horse wash area.

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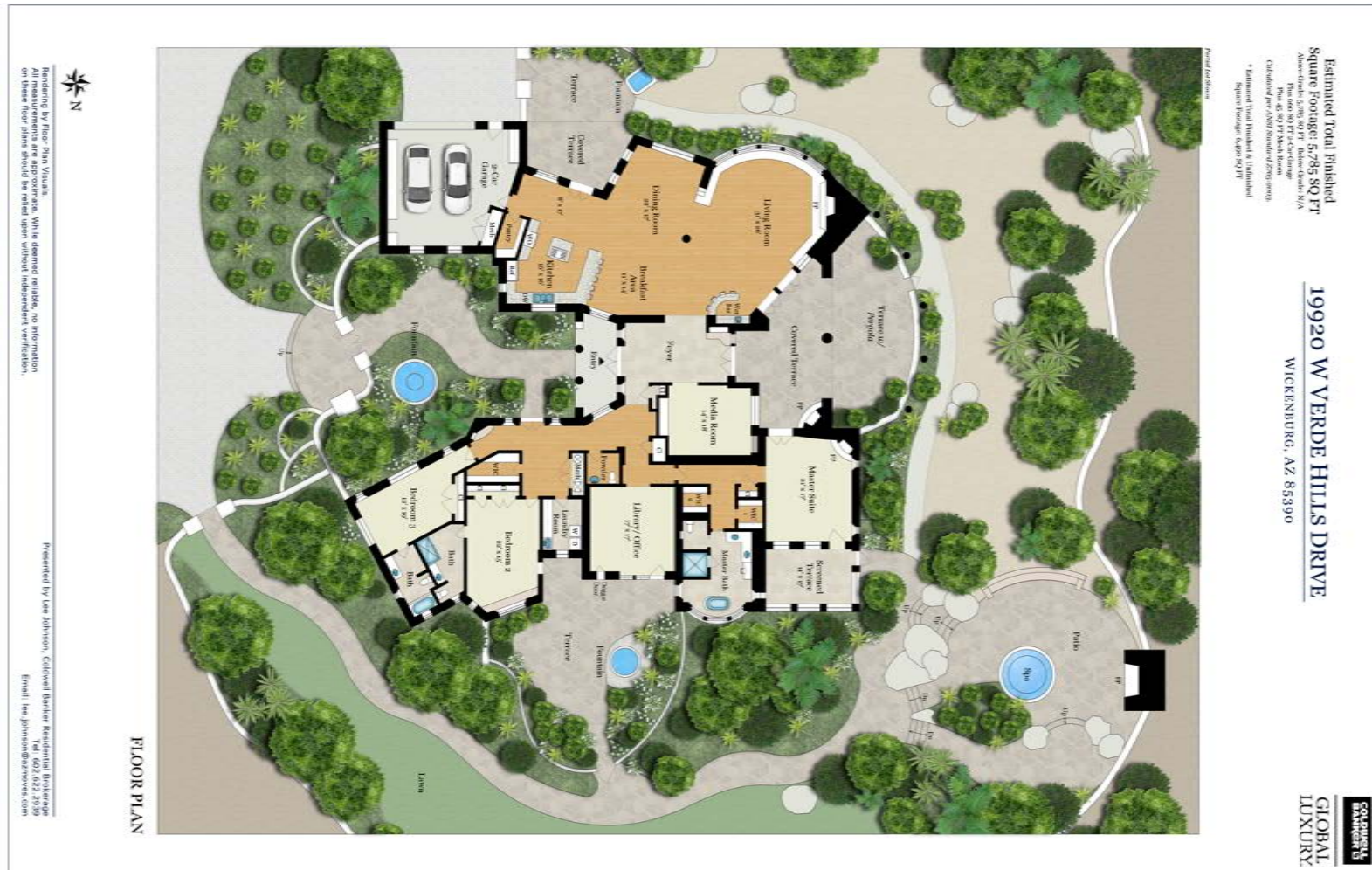
Guest House:

- Guest house of ~1,100 SF has 2 bedrooms, 1 bath, kitchen, living room with fireplace, indoor laundry area with washer and dryer.
- Covered porch and patio.
- Covered parking for 4 vehicles.

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