



PRICE  
\$1,600,000



# THE ULTIMATE HORSE PROPERTY

*Perfect for Commercial Development or Rezoning*

7425 N ALSUP AVE,  
LITCHFIELD PARK, AZ 85340

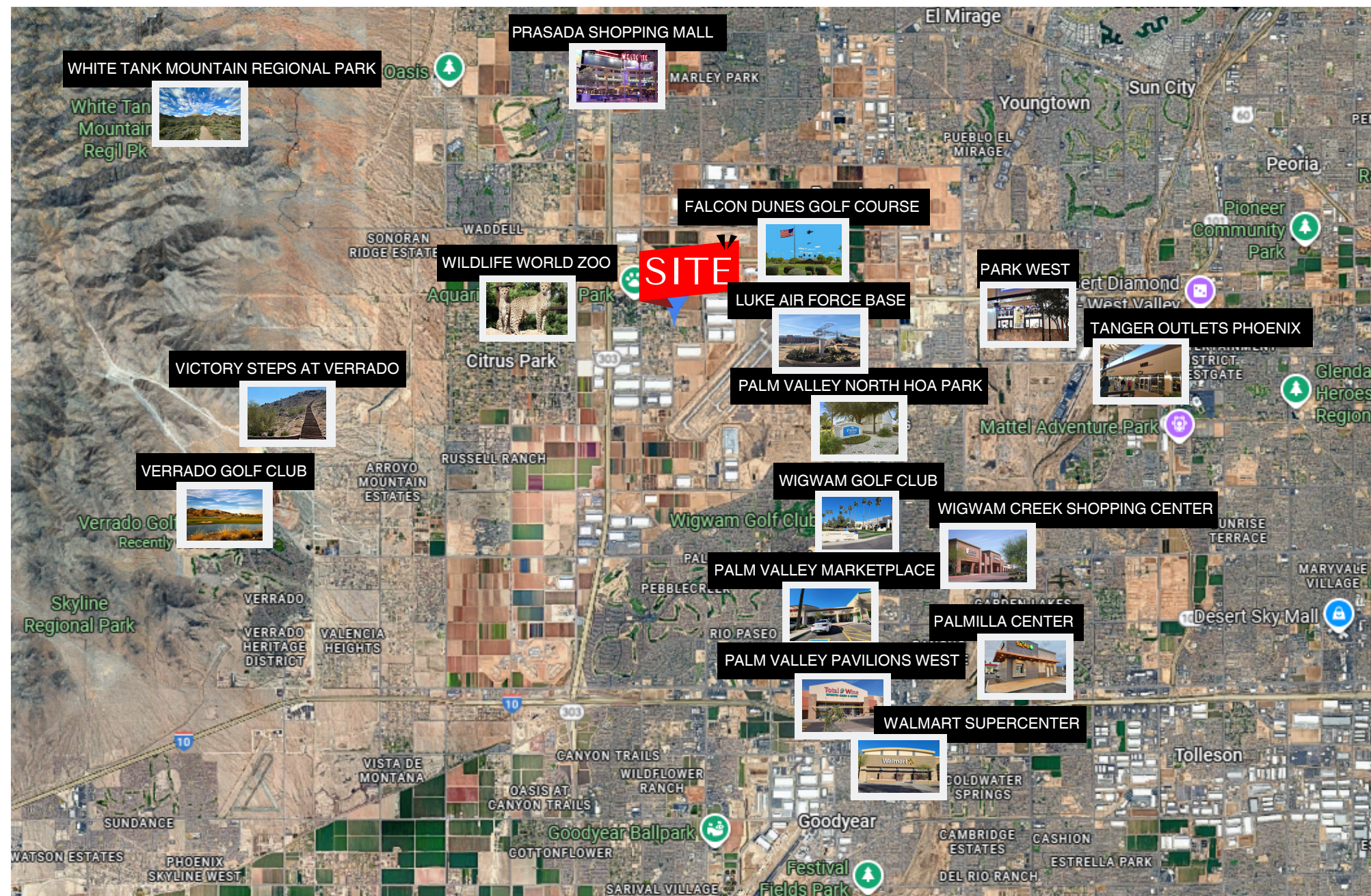
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## NEARBY AMENITIES & ATTRACTIONS:

- Golf & Clubs: Verrado Golf Club, Falcon Dunes Golf Course, Wigwam Golf Club, Pebble Creek Tuscany Clubhouse
- Parks & Recreation: White Tank Mountain Regional Park, Victory Steps at Verrado
- Shopping & Dining: Prasada, Wigwam Creek Shopping Center, Palm Valley Marketplace, Palm Valley Pavilions West, Market at Estrella Falls, Palmilla Center, Coldwater Station, Park West, Tanger Outlets Phoenix, Walmart Supercenter
- Family Fun: Wildlife World Zoo, Aquarium & Safari Park
- Convenience & Access: Close to Luke Air Force Base and major roads, including Loop 303, Northern Ave, and Glendale Ave

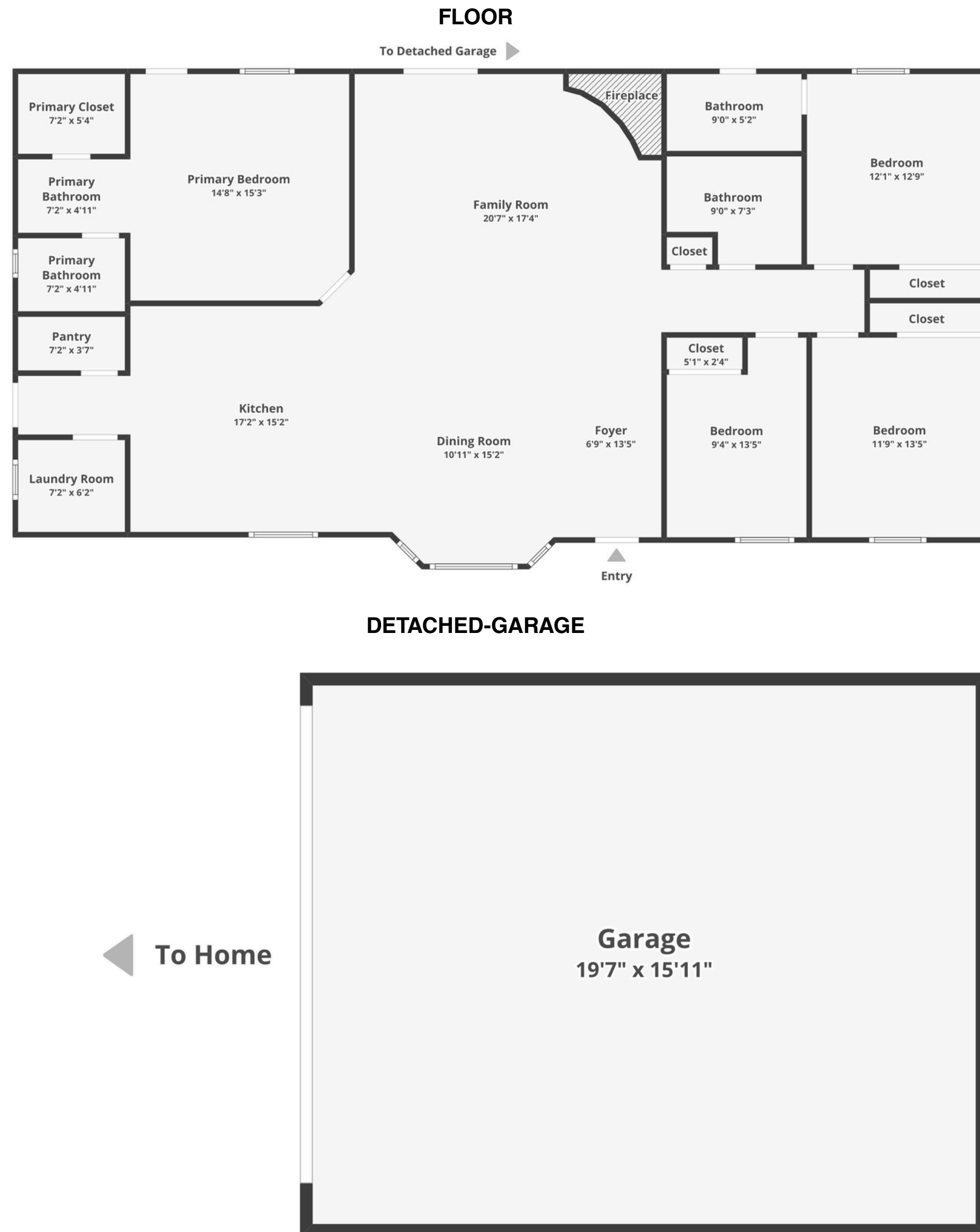
*Perfect for families, horse enthusiasts, and commercial rezoning potential!*





## INTERIOR:

- Kitchen: 220V outlet, electric range/oven, dishwasher, refrigerator, reverse osmosis, pantry, and kitchen island
- Master Suite: Split layout, full bath with double vanity, 2 master baths, walk-in closet
- Additional Bedrooms: 2 master bedrooms, separate bedroom exit
- Laundry: Inside with washer hookup and 220V dryer hookup
- Dining & Living: Eat-in kitchen, breakfast bar, great room
- Fireplace: 1 wood-burning fireplace in family room
- Updates: Floors fully updated in 2020; kitchen partially updated in 2020
- Basement: None; Den/Office: None

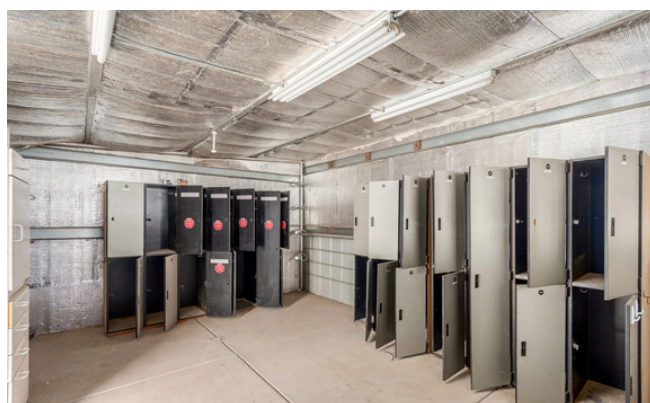




## EXTERIOR:

### OVER 4 IRRIGATED ACRES

- Parking: 4-car garage, 4-car carport, total 8 covered spaces; 10 slab parking spaces; detached garage with garage door opener, rear entry, RV access, and separate storage area
- Horse Facilities: Barn with stalls, corrals, tack room, arena, hot walker ready for horses
- Outdoor Amenities: Private above-ground spa, covered patios, additional patio, RV hookup, storage
- Land & Landscaping: Corner lot, east/west exposure, street not paved, grass front and back with irrigation
- Interior Features: Vaulted ceilings, laminate flooring
- Additional Use: Farm, ranch, or residential/business use allowed



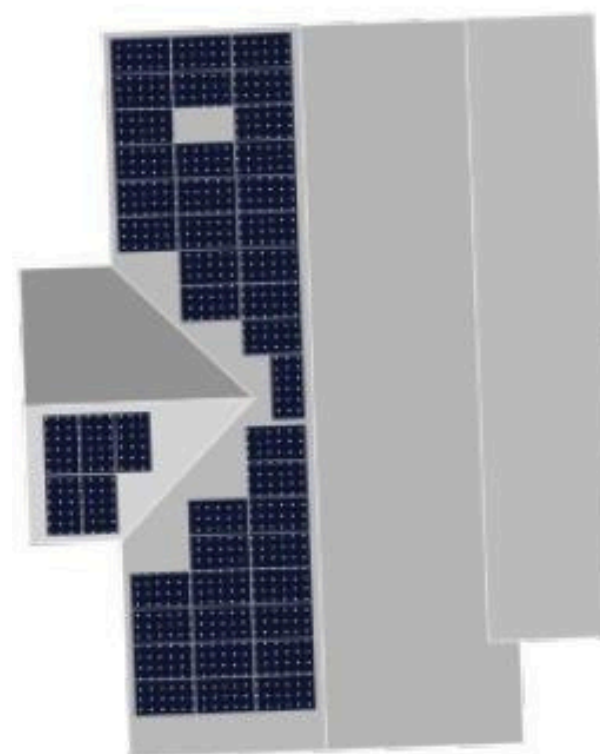


## SOLAR PHOTOVOLTAIC SYSTEM:

- Age: 3 years
- Annual Production: 30,000 kWh
- Ownership: Owned, fully paid
- Remaining Life/Warranty: 22 years
- Estimated Value: \$57,000 – \$69,000 (midpoint \$62,000) based on future utility savings
- System Highlights: Reduces APS electricity bills, high-efficiency output, and fully transferable
- Methodology: Valued via discounted cash flow of future energy savings (income approach)
- Utility Rates Used: APS retail \$0.15/kWh, export credit \$0.0617/kWh, 3% annual escalation

*Benefit: Significant long-term savings, eco-friendly energy, and added property value*

## PROPOSED LAYOUT



## FINAL LAYOUT

