

# ONE -OF-A-KIND LAKEFRONT ASSISTED LIVING BEHAVIORAL HEALTH & CORPORATE RENTAL ELIGIBLE



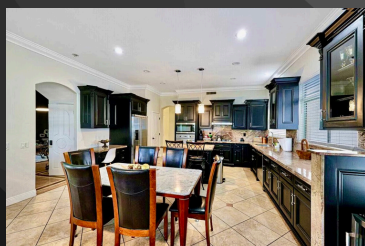
**ONE** REALTY**ONE**GROUP



**HOME  
FOR SALE  
OR LEASE**

## PROPERTY FEATURES

- ✓ **Luxury Waterfront RAL/BHRF Eligible**
- ✓ **Licensed 10-bed Facility**
- ✓ **Interior Elevator & Fire Sprinklers**
- ✓ **9 BR / 5 BA, 4,048 SF**
- ✓ **Heated Pool & Spa**
- ✓ **Private Boat Dock**
- ✓ **Premium Arrowhead Lakes**
- ✓ **Turn-key**



**Gallery**



**480-204-0040**

**Kristin Roberts-Glavin REALTOR**



**21428 N 55th Ave  
Glendale, AZ 85308**

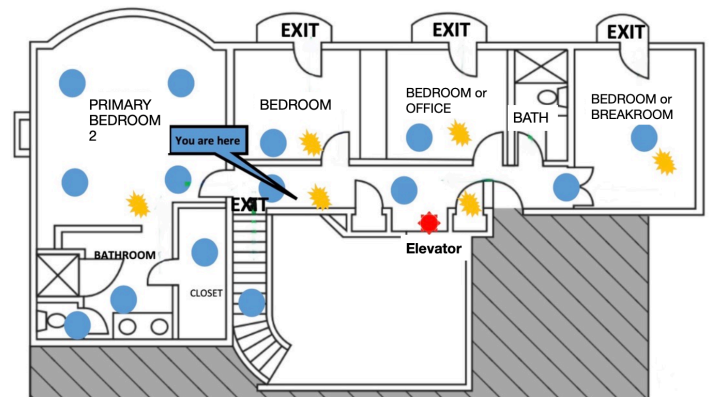
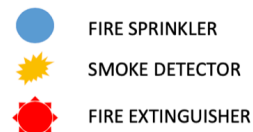
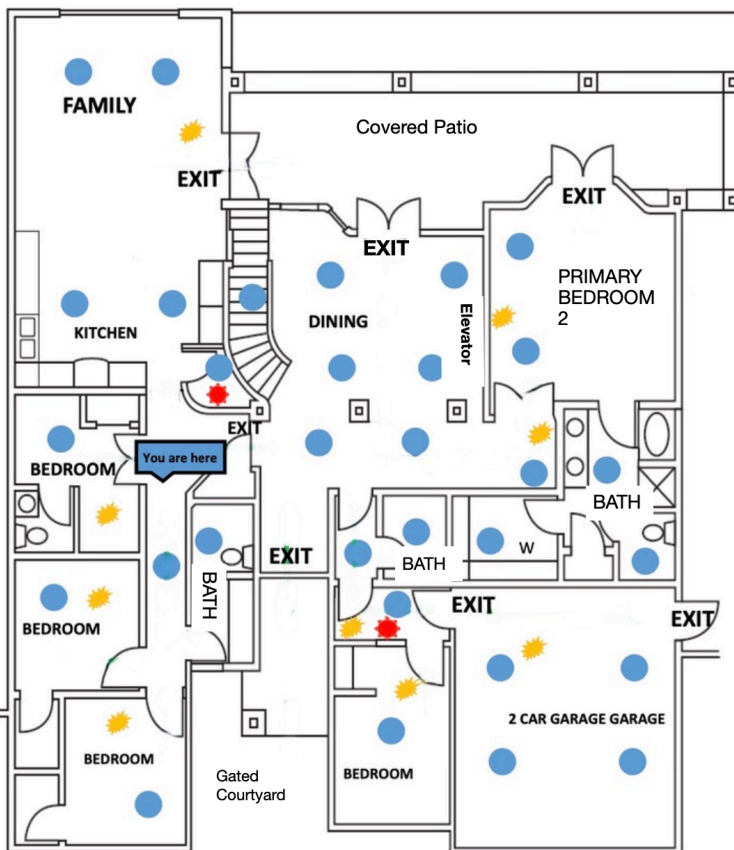


### MARKET & DEMOGRAPHICS

- Affluent Arrowhead Lakes
- High-income households
- Senior density
- Healthcare corridor proximity
- Loop 101 access

### FLOOR PLAN & LIFE SAFETY

- Fire sprinklers
- Smoke detectors
- Exits
- ADA room / bath
- Elevator access



**Zoning:** Glendale R1-6 (Supports Group Home Use)

**License:** Active 10-bed Assisted Living license

**Setting:** Waterfront premium lot with private boat dock

**Status:** Operating as an Assisted Living facility (tours by appointment only)



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### LOCATION PROXIMITY

- State Farm Stadium
- Desert Diamond Arena
- Peoria Sports Complex
- Camelback Ranch
- Westgate / P83
- Arrowhead Mall
- Desert Diamond Casino

### HEALTHCARE ACCESS MAP

- Banner Thunderbird – 3.5 mi
- Abrazo Arrowhead – 5.2 mi
- HonorHealth Deer Valley – 8.9 mi
- Mayo Clinic Hospital – 12.8 mi
- Banner Boswell – 6 mi
- Banner Del Webb – 10.2 mi
- St. Joseph's Westgate - 4.3 mi
- PHX Children's Arrowhead- 6 mi

### EXECUTIVE SUMMARY

**Bedrooms:** 9 / **Bathrooms:** 5 / **Square Feet:** 4,048 (Assessor) / **Lot Size:** 8,242 SF

**Fire Safety:** Full Fire Sprinkler System Installed

**Vertical Mobility:** Full Interior Elevator

**Pool/Spa:** Heated Pebble-Tech Pool & Spa

**Parking:** 2-car garage + RV Gate & parking for 5/6

**Zoning:** Glendale R1-6 (Supports Group Home Use)

**License:** Active 10-bed Assisted Living license

**Setting:** Waterfront premium lot wi/private boat dock, mature landscape, granite counters, vaulted ceilings, ADA hallways, lake view balconies. Near NFL, NHL, MLB, H 101, 17, 303, golf, entertainment & mall.

**Status:** Currently operating as an Assisted Living facility (tours by appointment only)

**This rare Arrowhead Lakes estate offers turnkey residential assisted living asset with full fire suppression, ADA-friendly layout, ground-floor & upstairs bedrooms, 2 primary bdrms, & a compliant operational footprint. Ideal for Assisted Living (AL), Behavioral Health Residential (BHRF), Residential Adult/ Adolescent Program, Corporate Executive Housing, or luxury personal residence. -Information is available on potential purchase.**



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**Tours by appointment only**

## Safety & Code Compliance

- Commercial-grade elevator
- Commercial-grade fire suppression system
- Commercial-grade alarm system
- New ADA-compliant bathroom
- New cement front & rear exit ramps
- New side gate for ADA-compliant house exit
- Updated interior locks
- New resident warning/alert system

## Kitchen Improvements

- Updated kitchen cabinets
- New stainless-steel kitchen appliances

## HVAC & Mechanical

- Newer AC units
- New pumps for pool/water heater

## Interior Renovations

- New interior & exterior paint
- Updated lighting
- New flooring in select areas
- Updated fireplace
- New Arcadia doors
- Updated attic shaft

## Exterior & Structural

- Updated garage
- Updated boat dock
- Artificial turf installed
- Roof repairs (minor)

## Bathroom & Utility Updates

- Converted bathroom