



**14400 E CAREFREE HWY PARCEL A/B  
SCOTTSDALE, AZ 85262**

**\$1,649,000**

## **10 Acres Bordering Tonto National Forest with Water Well**

*Presented by Cameron J. Nevins & ProStar Realty*

- ✔ Property can be subdivided
- ✔ Not in a flood plain
- ✔ 10 gallon a minute well (approx)
- ✔ No HOA or Covenants
- ✔ Horse Property

Discover your slice of paradise in Scottsdale, Arizona! This rare gem offers just under 10 acres of vacant land, zoned R43, bordering the pristine **Tonto National Forest**. Wake up to breathtaking views of **Four Peaks, Weaver's Needle, McDowell Mountain Range**, and the majestic **Mazatzal Mountain** range on your new front porch. With a private water well producing approximately 10 gallons per minute, this property is a blank canvas for your dream home, guest house, horse stables, and more. Positioned just **1,000 feet from Tonto National Forest's** main entrance, indulge in horseback riding and off-roading, or explore **Granite Mountain Preserve's** hiking and mountain biking trails less than a mile away. Experience cooler temperatures, clear starry skies, abundant wildlife, and the charm of country living, all within 15 minutes of golf courses, 5-star restaurants, and 45 minutes from Phoenix International Airport. No HOA, no covenants, and the potential to subdivide make this a once-in-a-lifetime opportunity. Act now and embrace the beauty of the nearby Verde River, just a short drive away!





2024 ARMLS



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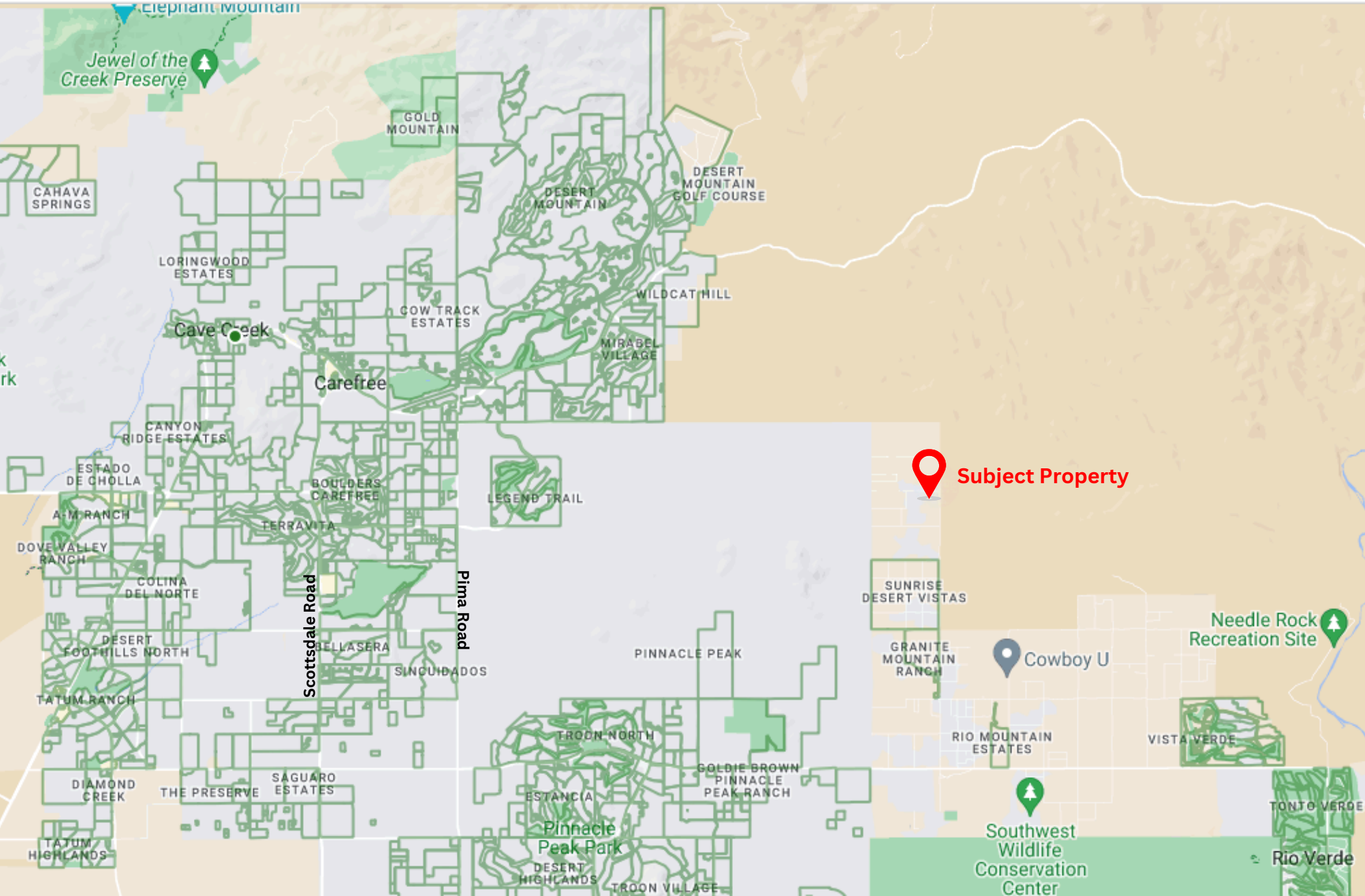
2024 ARMLS



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# Nearby Luxury Home Communities



# Nearby Luxury Home Communities

*These communities attract primarily affluent individuals and families, often executives, retirees, or those seeking a luxurious lifestyle amidst the beauty of the Sonoran Desert. Residents tend to value outdoor activities, golfing, and those looking for a serene desert retreat with access to premier facilities. The average home prices within these communities reflect appreciation of these priorities.*

*Yours for the asking, this even more uniquely located parcel offers all this and much more.*

- *Troon North - 11 miles from subject*
- *Desert Mountain - 10 miles from subject*
- *Boulders - 7 miles from subject*
- *Legend Trail - 3-4 miles from subject*





**Please, contact regarding questions or to schedule a showing;**



**Cameron J. Nevins**

**REALTOR®**

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