



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Short Term Rental-Successful and ready for the New Owner

6729 E Sharon Ave  
Scottsdale AZ 85254

**\$1,195,000**

**MLS# 6828816**

## HIGHLIGHTS



- Prime Location-Scottsdale’s highly sought-after 85254 zip code
- Spacious 5-Bedroom layout perfect for large groups or families
- Well-Performing Short-Term Rental w/consistent returns
- Modern Kitchen w/granite counters, white cabinets, & breakfast bar
- Elegant Finishes including neutral tile flooring \* cozy fireplace
- Luxurious Primary Suite with granite dual sinks and walk-in closet
- Private Outdoor Oasis w/sparkling pool and stunning mountain views
- Covered Patio for outdoor entertaining and relaxation
- 2-Car Garage and RV gate for added convenience
- Close Proximity to top dining, shopping, and entertainment options

## DETAILS:

### Property Highlights:

- **Spacious Layout:** 5 generously sized bedrooms, ideal for large groups or families, providing both space and privacy.
- **Modern Elegance:** Neutral tile flooring, a cozy fireplace, and elegant arched doorways create a warm and inviting atmosphere.
- **Gourmet Kitchen:** Cook in style with granite counters, white cabinets, and a convenient breakfast bar— perfect for entertaining or family meals.
- **Luxurious Primary Suite:** Relax in the serene suite with granite dual sinks and a large walk-in closet, offering a peaceful escape after a day of exploring.
- **Outdoor Paradise:** Step outside to your private retreat, featuring a sparkling pool, stunning mountain views, and a covered patio for the perfect spot to unwind.
- **Added Convenience:** The 2-car garage and RV gate provide extra convenience and space for all your needs.
- **Buyer to verify all facts and figures**



**CAP RATE: 6.47%**

## Numbers:

Effective Gross Income	\$115,500
Operating Expenses	\$33,399
Net Operating Income	\$82,101



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