

# 13230 W CASTLEBAR DR

SUN CITY WEST, AZ 85375 | MLS #: 6676309

**\$789,900** | 3 BEDS | 2 BATHROOMS | 2.5 GARAGE SPACES | 2,856 SQUARE FEET



View Online: <http://13230castlebar.homeis4sale.com>  
For Instant Photos: Text 116652 To 415-877-1411

Spectacular Sunsets & Mtn Views on the 18th hole of the prestigious Briarwood Country Club \* 2022 Renovated 3 bed/2 bath Homestead, H788 model \* 100k of additional improvements \* Open concept w/ amazing kitchen island w/ quartz waterfall counters \* SS Frigidaire appliances & Samsung range w/ conv/ air fryer \* Primary suite w/ expansive walk-in closet w/ built-in shelving & 5 piece luxury bath w/ enclosed wet room w/ soaking tub & water closet \* Generous size laundry space that can double as a Flex Room \* 2022 Lux vinyl plank flooring \* NEW remote blinds throughout \* NEW contemporary tile roof \* 3 NEW patio's, cover & landscape \* Dual Pane Anderson windows \* 3 NEW panels of glass replaced for patio doors \* NEW Anderson Screens \* NEW Front Doors \* NEW Water Heater. Extended 2.5 car garage.

IMPROVEMENTS: Over \$100,000 From 2022 to 2024 by sellers:  
New Front Door & Storm Door 2023  
Replaced Skylight 2023  
New Roof 2022 w/ 10 yr transferable warr...

- Excellent Location
- SS Appliances
- Lux Vinyl Plank Floor
- Community Pool



## AGENT INFORMATION

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