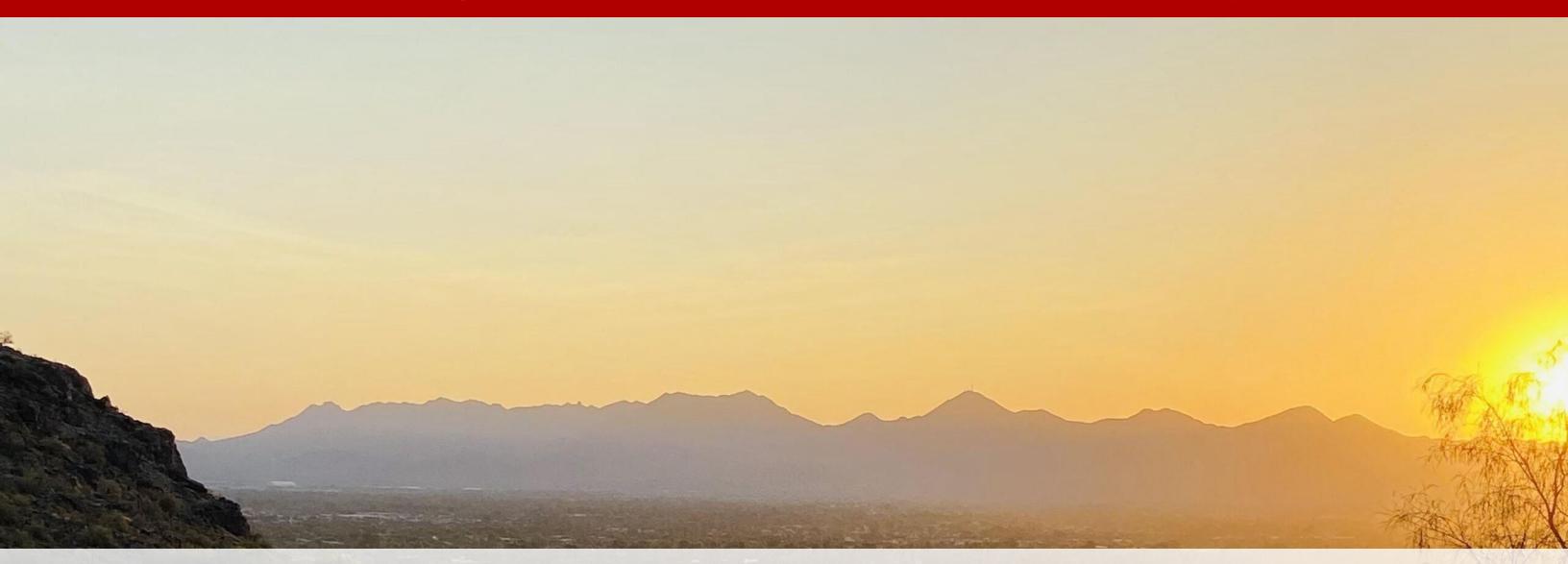


# Residential Acreage, Residential Lot - Paradise Valley, AZ



## 7425 N 58Th Place, Paradise Valley, AZ, 85253

Offered at \$2,681,000

2022 ARMLS

ONE OF A KIND, RARE +2 Acres elevated lot , capturing exceptional 40 mile views, including uniquely distinct city lights, in the prestigious and private guard gated community of La Place Du Sommet. This unique hillside view lot's building envelope has only 13.8% incline, with many features of a flat lot, resulting in substantial savings in construction costs, such as excavations and retaining walls. Noteworthy, another rare and sought-after feature, is that by midafternoon, during the hottest part of the day, your future home will be shaded, while fully capturing the majestic sunset skies and sweeping city and mountain views. This feature, makes a significant difference in comfort, energy savings and property value-added. Several, fact based collaborative and proactive meetings at the site, with Paradise Valley City Staff (Zoning, Hillside & Engineering), followed up, with actual Architect and Civil Engineering designed options, for the building envelop, maximizing view and home layout and conforming to suggestions and guidance of the Paradise Valley City Staff, will result in substantial reduction in time, during the Official Plan Approval Process, a builder and owner's dream. Additional valuable information will be shared when visiting the lot. The current owner is committed and willing to accompany the future buyer in the valuable and necessary, smooth ownership transition optimization meetings with PV City Staff, to facilitate the continuation of support and accomplishment of the buyer's dream home. Seller May Carry.

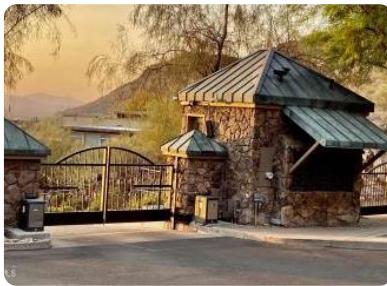
0 Bedrooms

0 Bathrooms

Unknown sqft sqft

2.08 acre (lot size)

Built: Unknown year



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vip@assist2sell.com

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Scan above on mobile device  
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