

Description

Parcel 2 and Water Well on 1.23 acres
Parcel ID# 102-43-002G 2-story House on 1.02 acres
Parcel ID# 102-66-068 Water Well on 0.21 acres

The [House](#) is two stories, 2,400 sq feet, on 1.23 acres with picture windows to bring in the natural light and panoramic Valley and mountain views from the second floor. It was constructed pre-1994, but has undergone cosmetic refurbishing, including replacement of certain water pipes, electrical wiring, doors, windows, flooring, exterior siding, and stairways enclosed with new metal roof with gutters. While mostly custom "stick-built", certain walls and roof trusses are steel beam construction.

The ground floor has a living room, wet bar, two bedrooms, closets, bathroom, and storage space. Blue flame gas stoves provide heat. An electric elevator is designed to carry firewood to the second floor. There are three exterior doors. The main stairway is on the north end of the house. An enclosed alternate stairway is on the south end.

The second floor has a large tiled kitchen, disposal, dishwasher, dining area, bedroom, bathroom, shower, washer and gas dryer, laundry sink, and tiled living room. Adjoining the living room is a spacious, carpeted den, with large windows that provide panoramic [views](#) of Nutrioso Valley and surrounding mountains. A large capacity wood stove, and connections for blue flame gas stoves, provide heat to upstairs rooms. The house has a metal roof with gutters.

Utilities include standard septic system, 200 AMP electric service, buried phone line compatible with Frontier Communications DSL Internet service. Cell phone service is available. A large privately owned 565-gallon propane tank provides gas for cooking, heating, and clothes dryer. The house has a private [Water Well \(0.21 acres Parcel ID# 102-66-068\)](#).

The property adjoins the EC Bar Ranch on three sides. The 390 acre EC Bar Ranch, including 3 miles of Nutrioso Creek, was acquired as a Arizona Heritage Property by the State of Arizona in 2017. The Arizona Game & Fish Department and US Fish and Wildlife Service manage the EC Bar Ranch for the preservation and protection of aquatic/wildlife species in conservation need. The open spaces and views from the house of the EC Bar Ranch will never be developed for residential housing.