



PRESENTED BY  
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REALTYONEGROUP INTERNATIONAL



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For more information about this magnificent home, call Melinda at **928.853.6315** today.

**ONELUXE**  
REALTYONEGROUP INTERNATIONAL

**ONE** REALTYONEGROUP  
MOUNTAIN DESERT

**2436 S.  
PINYON JAY  
DRIVE**

FLAGSTAFF, AZ 86005

Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | ©2022  
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For a full list of details, improvements, floorplan layout, furniture/ décor, and to take the interactive virtual plan tour, scan the QR code or visit

[www.PineCanyonLuxuryHome.com](http://www.PineCanyonLuxuryHome.com)

## ■ *Elegant Modernism*

Luxury and lifestyle are elegantly captured and engraved in every detail throughout this customized Coronado plan in Coconino Ridge of Pine Canyon. Ideally designed with three suites, an office, and a half bathroom on the main floor, and with a full studio suite above the two-car garage in almost 3,400 square feet creates a functionally flowing floorplan. It just may be the outdoor living that beckons you home where you can gaze into the vast, treed forest to watch the elk and the dark, starry night sky all beneath the spacious covered patio that backs acres of undeveloped land just steps away to the National Forest trails. But you don't have to leave the comfort of your interior elements; just slide

the NanaWall open to let the outside in or simply peer from the many expansive windows throughout. Created as the model home for Coconino Ridge, additional features were added to maximize the modernism capabilities, such as smart home technology with the lighting, blinds, and security. Enumerate, unique, and significant upgrades were also done by the sellers to increase the overall enjoyment and aesthetic that you won't find combined in any other home, such as a 1,000 sq. ft. dog run, HALO water system, and so much more. Barely lived in, meticulously maintained, and move-in ready with all furniture and items available to convey.

**4 BEDS | 4.5 BATHS | 3,376 SQ. FT.**

