



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Short Term Rental In Mid Town Scottsdale

8204 E Catalina DR
Scottsdale, AZ 85251

\$1,095,000

MLS 6688361



DETAILS

Welcome to the Scottsdale Sunflower

Discover the epitome of luxury living in South Scottsdale with the Scottsdale Sunflower, a stunning 6-bedroom, 3.5-bathroom retreat nestled in the heart of Old Town. This impeccable property offers a rare opportunity to indulge in the vibrant culture and unparalleled entertainment of Arizona's most sought-after locale.

Spacious Living: With 6 bedrooms and 3.5 bathrooms, this residence provides ample space for Short Term Rentals, entertaining guests, or creating a home office.

- Six bedrooms, 3.5 bathrooms
- Backyard oasis for entertainment
- Designer furnishings
- Smart TV

HIGHLIGHTS

- Successful Short Term Rental
- Future Bookings in place
- Putting Green and Pool w/outdoor BBQ
- 6 Bedrooms and 3.5 bathrooms
- Large Game Room w/Pool Table
- Upgraded Appliances
- North Scottsdale Location
- Fully Furnished - High End
- Fire-pit in Back Yard
- Easy Maintenance
- All Luxury Finishes
- Kitchen Tile Backsplashes & Tub Surrounds



CAP RATE: 9.61%

Numbers:

Effective Income	\$139,680
Operating Expenses	\$39,262
Net Operating Income	\$100,418



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