



# 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

**\$1,045,000**

**MLS 6721356**



## 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:

<b>Effective Income</b>	<b>\$139,680</b>
<b>Operating Expenses</b>	<b>\$39,262</b>
<b>Net Operating Income</b>	<b>\$100,418</b>



**Linda Gerchick, CCIM**  
**Designated Broker**  
**Cell: 602-688-9279**  
**Linda@JustSoldIt.com**



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