

## 7769 S Vivaldi Court

Fully Furnished, 2BR 2BA + Office, housewares and utilities included



For hiking and biking in the Rincon Valley and Saguaro National Park East, this townhouse in Altura/ Academy Village is conveniently situated just off of Old Spanish Trail. The community offers swimming, tennis, pickle ball, fitness center, and on-premise concerts, lectures, and socials. The quiet, active adult, neighborhood comes with dark sky starry nights and wildlife sightings and cooler temperatures. From the living room, master bedroom, and patio you view Rincon Peak with no rooftops!

This single level 1440 sq ft townhouse has a master bedroom suite and a guest bedroom, second full bathroom, large den, and laundry area. The dreamy beds are Sleep Numbers with memory foam toppers. The living room has plush La-Z-Boy recliners and reclining loveseat and Smart 4K HDTV (internet connected) with BluRay player & soundbar. The den has a desk, book cabinet, work table, printer, and piano for your use. Eat-in kitchen has teak table by a bay window and all appliances including a microwave oven and a refrigerator with ice and water dispensers. You'll see in the photos new furniture, art, blinds, and drapes, and housewares. Besides the usual coffeepot, dishes, tableware and pans you'll have extras like pho noodle bowls, salad spinner, crock pot, juicer, blender, mixer, pitchers, colander. ice chest. Kitchen, bath, and bed linens are furnished, too. Outdoors you'll find a patio with table and chairs, a gas grill, and a one car garage you can use. Additional parking is close by. Daily or weekly housekeeping is available - ask for a quote. High-speed Internet via WiFi and all utilities are included.

15 minutes or less to Target, Fry's, Library, UPS, WalMart, CVS, Walgreens, I-10 exit 279.

BONUS: Light housecleaning by Tammie every other week is included in monthly rental terms.

SORRY: No smoking, no children, and no pets.

TERMS: Host accepts Paypal or cashier check. Personal checks accepted 7 days in advance of due date. \$1550 deposit holds it, which will be applied to the \$1550 damage deposit.

SUMMER, April 15 through November 15: 1550/month, month to month, first month due at arrival.

SUMMER, April 15 through November 15: 550/week, total rent due at arrival.

Hold deposit: Summer, 100% refundable if you cancel.

For availability and other lease terms, and for tenants under AGE 55, contact host for information.

Contact Beth at 602-469-0900 or [beth\\_a\\_lynch@yahoo.com](mailto:beth_a_lynch@yahoo.com)