



\$ 409,900



42850 W Mallard Rd, Maricopa, AZ 85138

- » Beds: 2 | Baths: 2 Full, 1 Half
- » MLS #: 6981266
- » Single Family | 1,888 ft² | Lot: 7,575 ft²
- » More Info: [42850WMallardRd.IsForSale.com](https://www.42850WMallardRd.IsForSale.com)

Jill Dames
(480) 201-0302
jilldames@gmail.com



Realty One Group
3100 W Ray Rd
#101
Chandler, AZ 85226
(480) 201-0302

Remarks

Immaculate Franklin floor plan in the award-winning Active Adult community of Province! This beautifully maintained home showcases gorgeous white kitchen cabinetry with crown molding, granite countertops, custom tile backsplash, and stainless steel appliances including a gas range. A massive island, double pull-outs, and a generous walk-in pantry make this kitchen as functional as it is stunning. Soaring 10' ceilings, 5" baseboards, and tile throughout enhance the open, light-filled interior. The private backyard offers a covered patio, extended pergola, artificial turf, and mature landscaping, all fully fenced for added privacy. A spacious paver courtyard creates an additional outdoor retreat perfect for enjoying Arizona's beautiful weather. The oversized garage is a standout feature with epoxy floors, overhead storage, insulated garage door, exterior side door, and its own mini-split for heating and cooling. A TRANE HVAC system installed in 2024 includes a 10-year warranty and bi-annual service plan. Additional upgrades include a skylight in the powder room, double doors at the den, coffered entry ceiling, security front door, upgraded plumbing and lighting fixtures, sunscreens, gutters, exterior stone accents, insulated attic above the garage, and freshly painted exterior (2024). The

