



\$ 499,900



5514 S Declaration Ave, Fort Mohave, AZ 86426

- » Beds: 4 | Baths: 2 Full
- » MLS #: 023701
- » Single Family | 2,000 ft² | Lot: 6,830 ft²
- » More Info: [5514SDeclarationAve.IsForSale.com](https://www.5514SDeclarationAve.IsForSale.com)



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Remarks

Welcome to the beautiful community of Patriot Estates! Located conveniently close to the cool water of the Colorado River, Laughlin casinos, and Fort Mohave/Bullhead City shopping, but tucked back in the peaceful foothills of the Black Mountains. Have your chance to live in this almost sold-out neighborhood with low HOA. As you enter the home you are greeted by a spacious entryway, a perfect place to put a bench or home decor. The living area and kitchen are flooded with natural light from the oversized windows showcasing the private backyard. Have your guests sit up at the huge granite kitchen island while you prepare a meal in the spacious modern kitchen equipped with stainless steel appliances and enjoy a meal on the covered patio that you can use all year long! The backyard is completely blocked in and private. A large three-car boat-deep garage provides additional space for storage, toys, or a workshop. The laundry/utility room is located in-house and conveniently close to the spare bedrooms. There is a 4th bedroom off the living area that could easily serve as an office or craft room. The large master bedroom can easily accommodate any size of the furniture. You can choose from multiple lots and floor plans if this one doesn't work for you! Come live where the cool water of the Colorado

