

# *Iconic Tucson Guest Ranch For Sale*

## RANCHO DE LOS CERROS

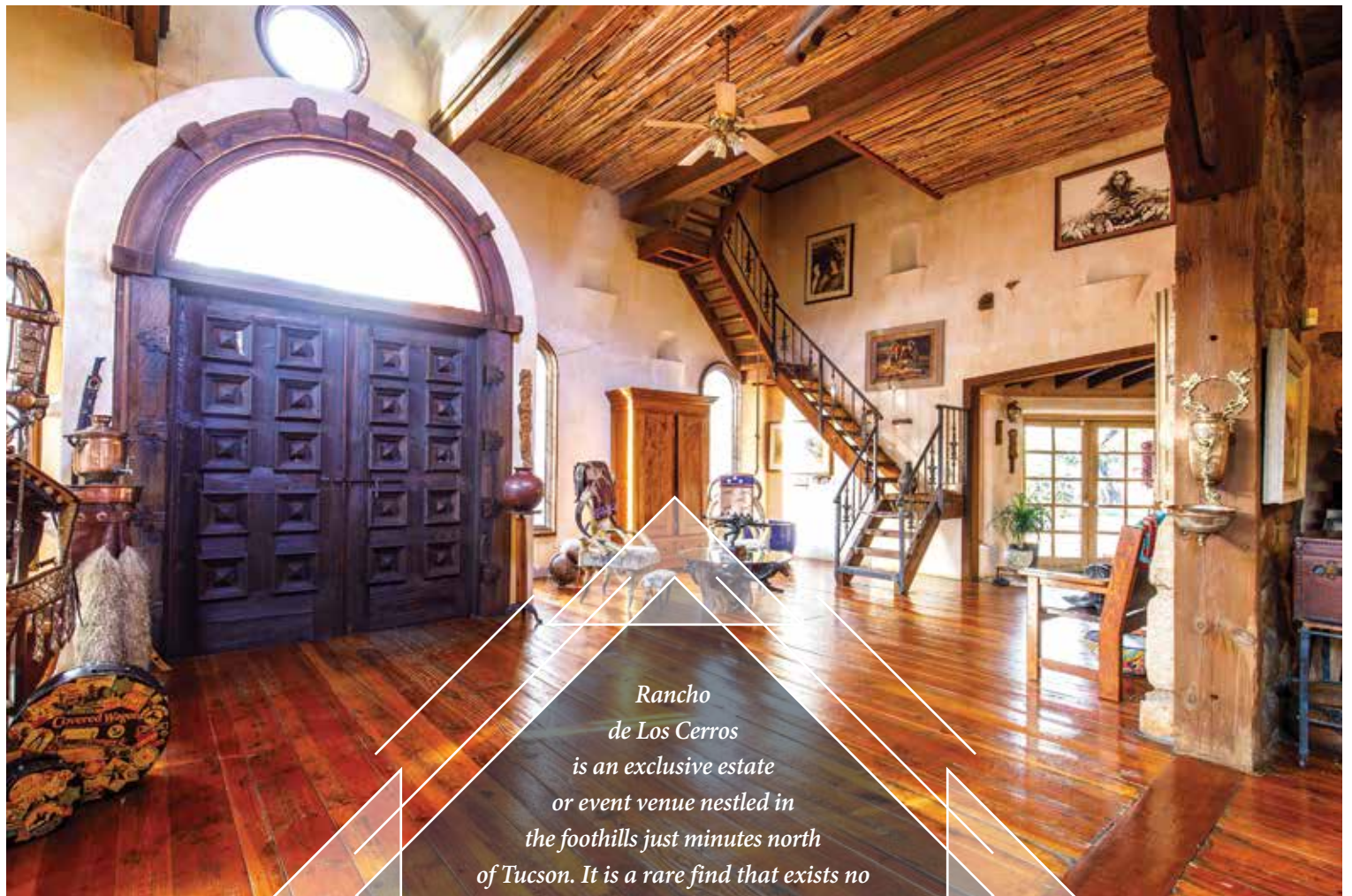
13500 N. ORACLE ROAD, TUCSON, AZ

*A Place Like No Other*

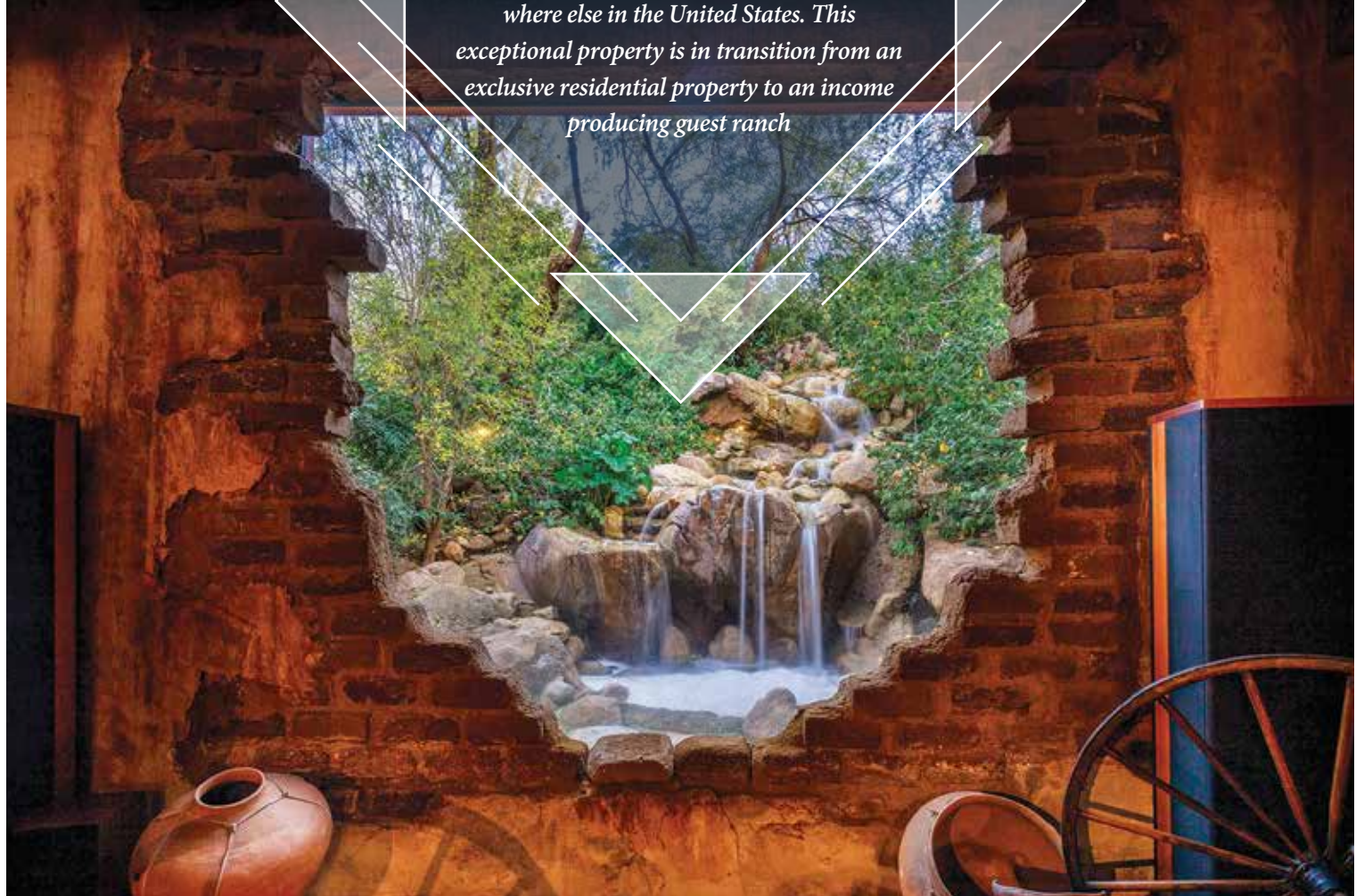
*The Only Private Property Surrounded by Catalina State Park*







*Rancho de Los Cerros is an exclusive estate or event venue nestled in the foothills just minutes north of Tucson. It is a rare find that exists nowhere else in the United States. This exceptional property is in transition from an exclusive residential property to an income producing guest ranch*





# *Rancho de Los Cerros Exemplifies The Dream of Privileged Desert Living*



## *Secluded, Historic, and Tranquil – with One of Arizona’s Most Incredible Views*

As you access this 10-acre estate along a private mile-long dirt road meandering through sagebrush and cactus, you’ll be captivated by the gorgeous mountain backdrop. Upon passing through the gates you will feel piece of mind knowing that privacy is assured, as this exclusive compound is the only privately owned property surrounded by the Catalina State Park.

This exceptional property is highlighted by a Spanish-style Hacienda which showcases grand entertaining spaces, cozy nooks, and one-of-a-kind handcrafted details throughout that highlight this exceptional house. Additional structures, including a carriage house, stables, and swimming pool blend carefully with lush green lawns and a variety of beautiful specimen trees that provide just the right amount of shade. The grounds exude elegance and peacefulness with Spanish courtyards, cobblestone walkways, impeccably designed hardscapes, and meticulous landscaping throughout the property.

*Don’t Miss This Rare Opportunity to Name  
Your Price on This One-of-a-Kind Property!*

## *Designed to Impress with Exceptional Entertaining Spaces, Both Indoors and Out*

Head indoors and you will find expansive spaces that are dramatic on a grand scale, like the Great Room with its wall of glass that showcases an outdoor waterfall where you can often spy wildlife having a drink. Not to be overlooked are a number of more intimate spaces that are equally as impressive, like the distinctive copper bar and formal dining room.

The surrounding property is equally as impressive, and tailor made for grand-scale entertaining with stables, riding arena, resort-style free-form swimming pool, putting green, fire pit, BBQ areas, and miles of trails for hiking, riding horseback or mountain bikes.

**Call for More Information:  
Thomas DeSollar, EMS 520-400-2732  
Batoun Herrington, CCIM 520-524-5248**





# A Spectacular Refuge from the World and a Place to Live in Harmony with Nature's Beauty



## *Exceptional Property that has served as an Event Venue for Up to 1,000 People*

Although conceived as a private residence, the layout and amenities of Rancho de Los Cerros lend themselves perfectly for use as an event venue. Following its completion, the former owners were approached by national corporations to host corporate and private events for up to 1,000 attendees. Even the Beach Boys have performed a concert for over 800 guests at this amazing ranch.



### Highlights Include:

- 1 Hacienda (8,000 square feet)
- 2 Carriage house
- 3 Caretaker's home
- 4 Guest or staff apartment
- 5 Stable & arena
- 6 Fitness center
- 7 RV garage building
- 8 Event center
- 9 Workshop
- 10 Resort-style free-form swimming pool
- 11 Putting green
- 12 Outdoor bar
- 13 Bar & BBQ area
- 14 Mile-long entry road
- 15 Fenced pasture

### Exquisite Details Include:

- 3 BRs / 3 full baths & 2 powder rooms (main house)
- Add'l quarters are being renovated to support add'l guests throughout the ranch
- 6 commercial restrooms throughout property
- Two-story master bedroom suite with stunning circular staircase
- Dramatic double-height entry foyer
- Billiards room
- Intricate copper bar
- 11 fireplaces: (5) main house & (6) Casa de Campo
- Cobblestone & brick walkways
- 100 year old eucalyptus trees & fruit trees
- Walking & riding trails surrounding the property





Lawns Surrounding the Hacienda



Riding Arena



Sun Room



Pool Area



Putting Green



Master Bedroom Rendering



Dining Room



Outdoor Bar



Rancho de Los Cerros is located in unincorporated Pima County with a Tucson address, and is across the road from Oro Valley. Conveniently situated just 20 minutes from downtown Tucson and minutes from shopping, but a world away, nestled inside 5,500 acres of Catalina State Park.



**CONTACT INFORMATION:**

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**BROKER PARTICIPATION INVITED:** A co-op fee is offered to the REALTOR®/Broker, whose registered buyer closes on this property based on the Terms of Sale.



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