



**\$349,000**

**1006 W CALLE DE PITAHAYA, GREEN VALLEY,  
AZ 85622, USA**

<https://rehomes.us>

- 3 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Canoa Ridge townhome completely remodeled nestled in the scenic landscapes of Green Valley, Arizona. This slump block construction property spanning 1750 square feet showcases a blend of modern elegance and practical comfort. Step inside to find all-new laminate flooring and ceramic tile in the bathrooms, creating a seamless flow throughout the spacious home. The highlight [...]



**Randy Costilow**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1986

**Days On Market:** 22

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 40'x112'x42'x111'

**View:** Desert

**Type:** Townhouse

**Bedrooms:** 3 beds

**Lot size:** 4530.00 sq ft

**MLS #:** 22404368

**Bathrooms Full:** 2

**List Number Main:** 22404368

**Municipality/Zoning:** Green Valley - CR3

**Township:** 18

Description

**Legal Description:** CANOA RIDGE RESUB LOT 79

Rooms

**Sauna Level:** Continental Elementary School District #39

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Refrigerator,Wet Bar

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** Storage

Building Details

**Lot Features:** Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1750.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Slump Block

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**Construction Status:** Existing



---

## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Canoa Ridge (1-128)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$400

**Accessibility Option:** Door Levers

**Community:** Canoa Ridge

**Tax Code:** 304-65-3460

**Property Disclosures:** Public Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 0.00

**Road Type:** Paved

**Technology:** Rolled, Cable TV

---

## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 1610 N Kolb, Tucson, AZ 85715

**Listing Member Phone:** (520) 444-8444

**Listing Office Phone:** (888) 897-7821

**Listing Office Url:** <http://www.exprealty.com>

---

## Units Information

**Unit Level:** 1



---

# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Garden Window,Skylight(s),Skylights,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Washer

**Main Cooling:** Ceiling Fans,Heat Pump

**Patio/Deck:** Patio

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Jogging/Bike Path,Rec Center,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse

**Fireplace:** None

**Main Heating:** Forced Air,Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

# Nearby Schools

**High School:** Sahuarita

**Elementary School:** Continental

**Middle School:** Continental

---

# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Payment Frequency:** Monthly

**Association & Fees: HOA Amt (Monthly):** \$48

