



**\$415,000**

**10069 N BLUE CROSSING WAY, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

- 3 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active

FABULOUS 3 BDRM+DEN & LOFT Will Fit All Your Needs! The PRIVATE PARK-LIKE Backyard Is Framed w/Shade Trees & Features A FANTASTIC Covered OUTDOOR KITCHEN/BBQ w/BUILT-IN GAS FIREPIT To Wine, Dine & Relax After A Long Day Or Entertain w/Friends & Family. SEPARATE PATIO AREAS w/Custom Pavers. Spacious Tiled Family Rm Flows To Open Kitchen [...]



**Francesca Napolitano**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2002

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5489.00 sq ft

**MLS #:** 22408765

**Bathrooms Full:** 2

**List Number Main:** 22408765

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** El Rio @ Continental Ranch 1-102, Lot 58

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Breakfast Bar,Dining Area,Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** Bedroom Add Closet

**Extra Room:** Den,Loft,Office

Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2301.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> Two	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> Existing

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> El Rio At Continental Ranch (1-102)	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Decorative Gravel,Low Care,Shrubs	<b>Direction:</b> N
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TEP	<b>Landscape - Rear: Other:</b> Low Care,Shrubs,Trees
<b>Driveway: Paved:</b> Concrete	<b>Subdivision Restrict: Deed Restrictions:</b> Yes
<b>Subdivision Restrict: Age Restrictions:</b> No	<b>Association &amp; Fees: HOA:</b> Yes
<b>Association &amp; Fees: HOA Name:</b> Continental Ranch	<b>Association &amp; Fees: HOA Telephone:</b> 520-297-7600
<b>Home Protection: Offered:</b> No	<b>Accessibility Option:</b> None
<b>Assessments:</b> \$0	<b>Section:</b> 16
<b>Community:</b> Continental Ranch	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 226-07-2980	<b>Range:</b> 12.00
<b>Property Disclosures:</b> Insurance Claims History Report,Seller Prop Disclosure	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> County	<b>Technology:</b> Tile, Alarm System,Satellite Dish
<b>Terms:</b> Cash,Conventional,FHA,VA	

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## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 349-8748

**Listing Office Phone:** (520) 918-6500

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

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Plant Shelves,Storage,Walk In Closet(s)

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location:** **Other:** None

**Spa:** **Other:** Community Ctr

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas,Zoned

**Security:** Alarm Installed,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Outdoor Kitchen

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Park,Paved Street,Pool,Spa,Tennis Courts,Walking Trail

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool:** **Conventional:** No

**Assoc Amenities:** Park,Pool,Recreation Room,Spa/Hot Tub

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Central Air,Zoned

**Patio/Deck:** Covered,Patio,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



High School: Marana

Elementary School: Twin Peaks K-8

Middle School: Twin Peaks K-8

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## Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt  
(Monthly): \$30

Association & Fees: HOA Payment Frequency:  
Semi-Annually

