



**\$460,000**

## **1013 E BOULDER PASS, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

Welcome to Sun City Oro Valley where resort-style living awaits you! This updated 1,304 sq. ft. Cumberland Model furnished home offers the perfect blend of luxury and tranquility. With 2 bedrooms and 2 full baths, this home is designed for effortless living. Relax in the owner's suite with ceiling fan and an en-suite walk in [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Jennifer Shuffelbottom**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1988

**Days On Market:** 30

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7424.00 sq ft

**MLS #:** 22413340

**Bathrooms Full:** 2

**List Number Main:** 22413340

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

Description

**Legal Description:** From Parcel: 001010010/ Sun City Vistoso Unit 56 Lot 157

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:**  
**Countertops:** Granite

**Extra Room:** Bonus Room

**Dining Areas: Other:** Space off Family Rm.

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Desk,Dishwasher,Garbage Disposal,Gas Cooktop,Gas Range,Refrigerator

Building Details

**Lot Features:** North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1304.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing



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## 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:** Sun City Vistoso Unit 5(1-288)

**Landscape - Front: Other:** Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$370

**Association & Fees: HOA Telephone:** 520-917-8079

**Accessibility Option:** None

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sun City Oro Valley

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Tax Code:** 223-03-5070

**Property Disclosures:** None

**Road Maintenance:** City

**Terms:** 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) 262-1785

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

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Furnished

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Pickleball,Pool,Rec Center,Shuffle Board,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:**  
Clubhouse,Maintenance,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,In Garage,Washer

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

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

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Coronado K-8

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## Fees and Taxes



**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Garbage Collection

**Association & Fees: HOA Amt (Monthly):** \$197

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

