



\$975,000

1040 W SOFT WIND PL, TUCSON, AZ 85737, USA

<https://rehomes.us>

Gorgeous ridgetop custom home in prestigious gated Canada Hills Estates with terrific views of Pusch Ridge and the Santa Catalina Mountains. Spacious 4 bedroom, 3 bath Santa Fe style home with separate living room, family room, and formal dining room, plus high ceilings, tiled floors and 2 fireplaces. Large rear yard has lots of room [...]

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



Howard Roth

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1995

Bathrooms Full: 3

List Number Main: 22315189

Municipality/Zoning: Oro Valley - PAD

Township: 12

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 41295.00 sq ft

MLS #: 22315189

County: Pima

Lot Acres: 0.95 acres

Lot Dimensions: 50 X 220 X 188 X 145 X 208

View: Mountains,Panoramic,Sunrise

Description

Legal Description: Canada Hills Estates Phase 2 Lot 0094

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room

Kitchen Features: Desk,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Island,Microwave,Refrigerator

Kitchen Features:
Countertops: Granite

Kitchen Features:
Appliance Color:
Stainless

Extra Room: Storage

Building Details



Lot Features: Cul-De-Sac,East/West Exposure,Elevated Lot,Hillside Lot,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3288.00 sq ft

Stories: One

Fence: Block,View Fence,Wrought Iron

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener,Extended Length,Over Height Garage,Separate Storage Area

Floor covering: Ceramic Tile, Mexican Tile, Wood

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Santa Fe

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: Canada Hills Est Phase II (42-130)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Trees

Horse Property: No

Electric: Electric Company: T E P

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-297-1200

Accessibility Option: Door Levers

Section: 11

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up - Reflect, Pre-Wired Tele Lines,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Grass,Natural Desert,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Canada Hills Est II

Home Protection: Offered: No

Assessments: \$0

Community: Canada Hills

Tax Code: 224-26-6710

Property Disclosures: Seller Prop Disclosure,Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,VA

Listing Office

ListingOfficeName: RE/MAX Results

Listing Office Address: 2292 W Magee Rd Ste 190, Tucson, AZ 85742

Listing Member Phone: (520) 370-1530

Listing Office Phone: (520) 971-7100

Listing Office Url: www.resultsaz.net



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Columns,Dual Pane Windows,Exposed Beams,High Ceilings 9+,Plant Shelves,Primary Downstairs,Skylight(s),Skylights,Split Bedroom Plan,Walk In Closet(s),Wet Bar

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Jetted Tub,Separate Shower(s),Soaking Tub

Fireplace Location: Other: Family Room,Primary Bedroom

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

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

Patio/Deck: Covered,Gazebo,Patio

Security: Security Lights,Smoke Detector(s)

Water: Water Company

Window Covering: Some

Exterior Features: Courtyard,Native Plants

Neighborhood Feature: Gated,Paved Street

Guest Facilities: Other: BR 4 w/ sep bath

Pool: Conventional: Yes

Fireplace: Gas,See Through

Main Heating: Forced Air,Natural Gas,Zoned

Pool: Heated

Spa: Conventional, Conventional

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Ironwood Ridge

Elementary School: Copper Creek

Middle School: Wilson K-8

Fees and Taxes



Tax Year: 2022

Assoc Fees Includes: Common Area Maint,Street
Maint

**Association & Fees: HOA Amt
(Monthly):** \$82

Association & Fees: HOA Payment Frequency:
Annually

