



**\$325,000**

**1048 W CALLE DE PITAHAYA, GREEN VALLEY,  
AZ 85622, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Ready to move right in! 2 bedrooms, 2 baths, great room with a gas fireplace, Updated Bathrooms, generous size kitchen with great storage. Front and back patios.... 4 skylights Laundry is in the garage but can be converted back into the original kitchen closet. Backyard opens up to the Canoa walking park. Enjoy the morning sun [...]



**Cathrine Donau**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1987

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 38x109x40x110

**View:** Desert,Rural

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4286.00 sq ft

**MLS #:** 22320881

**Bathrooms Full:** 2

**List Number Main:** 22320881

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

**Township:** 18

Description

**Legal Description:** Canoa Ridge Resub 72

Rooms

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

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Range,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Hardsurface

**Kitchen Features:** **Appliance Color:** White

**Extra Room:** None

Building Details



**Lot Features:** Borders Common Area,Cul-De-Sac,Elevated Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Slump Block

**# of Garage Spaces:** 1.00

**Style:** Territorial

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Extra large car+toys

**Main House SqFt:** 1560.00 sq ft

**Stories:** One

**Fence:** Block

---

## 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 Resub

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Telephone

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** AHS

**Assessments:** \$0

**Community:** None

**Tax Code:** 304-65-3390

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

---

## Listing Office



**ListingOfficeName:** Long Realty -Green Valley

**Listing Office Address:** 275 W. Continental  
Rd. #101, Green Valley, AZ 85622

**Listing Member Phone:** (520) 591-4982

**Listing Office Phone:** (520) 625-5000

**Listing Office Url:**  
<http://greenvally.longrealty.com>

---

## Amenities & Features

**Interior Features:** Ceiling  
Fan(s),Foyer,Skylight(s),Skylights,Split Bedroom  
Plan,Storage,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower  
Only

**Water: Other:** Green Valley Water

**Laundry:** Dryer,Washer

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

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:** Jogging/Bike  
Path,Paved Street,Sidewalks,Walking  
Trail

**Fireplace Location: Other:** Great  
Room

**Pool: Conventional:** No

**Fireplace:** Gas

**Main Heating:** Natural Gas

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Walden Grove

**Elementary School:** Continental

**Middle School:** Continental

---

## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$57

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

