



**\$850,000**

**10745 E PLACITA MERENGUE, TUCSON, AZ  
85730, USA**

<https://rehomes.us>

One of a kind custom home perfectly situated on a private 1+ acre lot in gated Rancho Cancion West. Take in breathtaking Rincon Mountain & sunrise views from the front porch. Beautiful cast iron double doors lead into a captivating foyer. 13"x26" ceramic floor tiles throughout the entire home, neutral color palette, formal living room, dining [...]

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



**Cherie McCommons**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2002

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 1.06 acres

**Lot Dimensions:** Irregular

**View:** City,Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 46348.00 sq ft

**MLS #:** 22402923

**Bathrooms Full:** 3

**List Number Main:** 22402923

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** From Parcel:13632348A /Rancho Cancion West Lot 149

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Countertops: granite/quartz slab

**Kitchen Features:** Dining Areas: Breakfast Nook,Formal Dining Room

**Appliance Color:** Stainless

**Extra Room:** None

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Garbage Disposal,Gas Cooktop,Gas Oven,Island,Microwave,Refrigerator,Wine Cooler

Building Details



**Lot Features:** Cul-De-Sac  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 3454.00 sq ft  
**Stories:** One  
**Fence:** Block,View Fence,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener  
**Floor covering:** Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 3.00  
**Style:** Contemporary,Santa Fe  
**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:** N/A

**Landscape - Front: Other:** Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$250

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Rancho Cancion West

**Accessibility Option:** Entry,Wide Doorways

**Assessments:** \$0

**Community:** None

**Tax Code:** 136-32-8060

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

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## Listing Office



**ListingOfficeName:** Keller Williams Arizona Realty

**Listing Office Phone:** (480) 767-3000

**Listing Office Address:** 15333 N Pima Rd #130, Scottsdale, AZ 85260

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

**Listing Member Phone:** (520) 789-8770

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Split Bedroom Plan,Walk In Closet(s),Water Softener,Wet Bar

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** Gas

**Main Heating:** Electric,Radiant Floor

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Waterfall/Pond

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Great Room

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Santa Rita

**Middle School:** Secrist

**Elementary School:** Soleng Tom





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$57.50

**Assoc Fees Includes:** Street Maint

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

