



**\$395,500**

## **10755 N RIDGEWIND CT, ORO VALLEY, AZ 85737, USA**

<https://rehomes.us>

Well maintained single story home that is move-in ready, nestled in a beautiful cul-de-sac and located in the heart of Oro Valley. The updated kitchen features granite counters, gas stove, Guest bath has been updated Hot water heater replaced in June 2023 and updated appliances. Enjoy your evenings on your front patio or the privacy [...]

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



**Fred Swiderski**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1989  
**Bathrooms Full:** 2  
**List Number Main:** 22314001  
**Municipality/Zoning:** Oro Valley - PAD  
**Township:** 12

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 7884.00 sq ft  
**MLS #:** 22314001  
**County:** Pima  
**Lot Acres:** 0.18 acres  
**Lot Dimensions:** 61' x 130'  
**View:** None

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## Description

**Legal Description:** Canada Hills Village 12 Lot 17

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## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Formal Dining Room

**Kitchen Features:** Dishwasher, Exhaust Fan, Garbage Disposal, Refrigerator

**Kitchen Features:**  
**Countertops:** Quartz

**Extra Room:** None

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## Building Details

**Lot Features:** Cul-De-Sac, East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1699.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco, Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Canada Hills Village 12 (1-21)

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

**Horse Property:** No

**Electric: Electric Company:** Tucson Electric

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Windrose

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Canada Hills

**Tax Code:** 224-24-0300

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Telephone:** 520-241-8357

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Pre-Wired Tele Lines,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr #175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 850-2439

**Listing Office Phone:** (520) 352-2700

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



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Separate Shower(s),Soaking Tub

**Water: Other:** Oro Valley

**Laundry:** Dryer,Laundry Closet,Washer

**Fireplace:** Gas

**Main Heating:** Natural Gas

**Security:** Alarm Leased,Carbon Monoxide Detectors,Prewired,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Misting System,Native Plants

**Neighborhood Feature:** Park,Paved Street,Walking Trail

**Fireplace Location: Other:** Living Room

**Pool: Conventional:** No

**Green Features:** Heating/Cooling

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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# Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Wilson K-8

**Middle School:** Wilson K-8

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# Fees and Taxes



**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$28.33

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

