



**\$650,000**

**10969 E VUELTA MERECUMBE, TUCSON, AZ  
85730, USA**

<https://rehomes.us>

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

Stunning 2,914 square foot home w/3 car garage featuring 3 BR+den/office and 3.5 bathrooms in the quiet, serene, gated Rancho Cancion Community w/easy access to both Houghton & Escalante Rds. Open & inviting floor plan seamlessly connects the living spaces. Overlooking the almost half-acre terraced lot & heated pebbletec pool/spa, the heart of this home [...]



**David Powers**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2001

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.41 acres

**Lot Dimensions:** 105 x 172 x 105 x 172

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 17860.00 sq ft

**MLS #:** 22319911

**Bathrooms Full:** 3

**List Number Main:** 22319911

**Municipality/Zoning:** Tucson - R1

**Township:** 13

Description

**Legal Description:** Rancho Cancion West Lot 51

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

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

**Kitchen Features:**  
**Countertops:** Formica

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** Den,Office

Building Details



**Lot Features:** Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2914.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Ceramic Tile, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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:** Rancho Cancion West (1-150)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-760-7793

**Accessibility Option:** Door Levers,Level,Wide Doorways,Wide Hallways

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, None

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs

**Subdivision Restrict: Age Restrictions:** No

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

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 15

**Attribution Contact:** Davepowers@longrealty.com

**Tax Code:** 136-32-7080

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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



---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 574-0952

**Listing Office Address:** 10222 E. Rita Rd No. 170,  
Tucson, AZ 85747

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

**Listing Member Phone:** (952) 484-2385

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust  
Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** Yes

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

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

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Dog Run

**Neighborhood Feature:**  
Gated,Paved Street

**Fireplace Location: Other:** Family  
Room

**Assoc Amenities:** None

**Fireplace:** Gas

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

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Electric

**Gas:** Natural

---

## Nearby Schools



**High School:** Santa Rita  
**Elementary School:** Soleng Tom

**Middle School:** Secrist

---

## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$48

**Assoc Fees Includes:** Common Area Maint,Gated Community

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

