



**\$695,000**

**10988 N MOUNTAIN BREEZE DR, TUCSON, AZ  
85737, USA**

<https://rehomes.us>

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

Situated in the heart of Oro Valley within the highly sought-after Canada Hills community, this property offers convenient access to amenities and stunning golf course and mountain views. Spacious living areas on the first floor make this home perfect for entertaining or day to day living. Upgraded Caldwell Lane 100% waterproof and pet-proof engineered hardwood [...]



**Martha Staten**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1996

**Days On Market:** 22

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 71 x 108 x 73 x 109

**View:** Golf Course,Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 7754.00 sq ft

**MLS #:** 22407950

**Bathrooms Full:** 3

**List Number Main:** 22407950

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 12

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## Description

**Legal Description:** Canada Hills Villages 17 and 18 (1-74)

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## Rooms

**Sauna Level:** Amphitheater

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

**Extra Room:**  
Loft,Storage,Workshop

**Kitchen Features: Countertops:** Quartz

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave,Prep Sink,Refrigerator

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## Building Details



**Lot Features:** On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3209.00 sq  
ft

**Stories:** Two

**Fence:** Block,View Fence

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

**Floor covering:** Carpet, Ceramic Tile, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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 - Villages 17 And 18  
(1-74)

**Landscape - Front: Other:** Desert Plantings,Low  
Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 10

**Attribution Contact:** 520-906-9668

**Tax Code:** 224-49-0060

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** AMERICAN  
HOME SHIELD

**Assessments:** \$0

**Community:** Canada Hills

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable  
TV,Intercom,Telephone



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 906-9668

**Listing Office Phone:** (520) 918-6500

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Entertainment Center Built-In,Foyer,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Dryer,Electric Dryer Hookup,Gas Dryer Hookup,Washer

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Exterior Features:** Native Plants

**Neighborhood Feature:** Basketball Court,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Family Room

**Assoc Amenities:** None

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Zoned

**Patio/Deck:** Balcony,Covered,Patio,Slab

**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





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

