



**\$750,000**

## **11000 E ROGER RD, TUCSON, AZ 85749, USA**

<https://rehomes.us>

Welcome to Catalina Ranch Estates, a picturesque haven for horse enthusiasts and nature lovers. Nestled within the stunning backdrop of the Rincon and Catalina mountains. The property's location offers quick access to Mount Lemmon and Saguaro National Park allowing you to easily indulge in outdoor adventures year-round. Equine enthusiasts will be thrilled to find a [...]

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



**Meredith Crouse**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1978

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 3.43 acres

**Lot Dimensions:** 321x589x319x401

**View:** Mountains,Panoramic,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 149628.00 sq ft

**MLS #:** 22317415

**Bathrooms Full:** 3

**List Number Main:** 22317415

**Municipality/Zoning:** Tucson - SR

**Township:** 13

## Description

**Legal Description:** Catalina Ranch Estates Lot 23

## Rooms

**Sauna Level:** Tanque Verde

**Kitchen Features:** **Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Bonus Room

## Building Details



**Lot Features:** North/South Exposure **Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener  
**# of Carport Spaces:** 3.00 **Floor covering:** Carpet, Ceramic Tile, Laminate  
**Basement:** No **Fence: Other:** T-post/Iron pipe  
**Construction:** Slump Block **Main House SqFt:** 2407.00 sq ft  
**# of Garage Spaces:** 1.00 **Stories:** One  
**Style:** Ranch **Fence:** Block  
**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:** Catalina Ranch Estates (25-90)

**Landscape - Front: Other:** Desert Plantings,Natural Desert,Trees

**Horse Property:** Yes - By Variance

**Guest House SqFt:** 520.0000

**Landscape - Rear: Other:** Artificial Turf,Desert Plantings,Natural Desert,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Home Protection: Plan By:** Old Republic

**Driveway:** Circular

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Chip/Seal

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** Yes

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-23-1490

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,Submit



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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 7445 N Oracle Rd No. 201,  
Tucson, AZ 85704

**Listing Office Phone:** (520)  
906-0769

**Listing Member Phone:** (520)  
904-8860

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,ENERGY STAR Qualified  
Windows,Foyer,Skylights,Storage,Walk In Closet(s),Water  
Purifier,Water Softener

**Sewer:** Septic

**Primary Bathroom Features:** Shower Only

**Patio/Deck: Other:** Bricks

**Laundry:** Electric Dryer Hookup,Laundry Room,Sink

**Main Cooling:** Central Air,Evaporative Cooling,Heat  
Pump,Mini-Split

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Electric,Solar

**Gas:** None

**Exterior Features:** Rain  
Barrel/Cistern(s)

**Neighborhood Feature:** Horse  
Facilities,Horses Allowed,Paved  
Street

**Fireplace Location: Other:**  
Family Room

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Heat Pump

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** House

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## Nearby Schools



**High School:** Tanque Verde  
**Elementary School:** Agua Caliente

**Middle School:** Emily Gray

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## Fees and Taxes

**Tax Year:** 2022                      **Assoc Fees Includes:** None

