



**\$685,000**

**11018 N MOUNTAIN BREEZE DR, TUCSON, AZ  
85737, USA**

<https://rehomes.us>

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

Spacious 5BR + office with amazing views and pool with spa overlooking the golf course in Canada Hills. 3899sqft means there's room for everyone: Four BRs upstairs including a huge suite with a view deck... downstairs a 5th bedroom PLUS an office opening up to the pool deck. The family room joins with the kitchen [...]



**Tom Wood**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1997

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 73 x 108

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

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 7866.00 sq ft

**MLS #:** 22409165

**Bathrooms Full:** 3

**List Number Main:** 22409165

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

**Township:** 12

Description

**Legal Description:** Canada Hills Villages 17 &18 :pt 0009

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Gas Cooktop,Island,Microwave,Prep Sink,Refrigerator

**Kitchen Features:**

**Countertops:** granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Bonus Room

Building Details



**Lot Features:** East/West Exposure,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3899.00 sq ft

**Stories:** Two

**Fence:** Block,View Fence

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

**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:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$550

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Canada Hills

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,Ceiling Speakers

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Canada Hills

**Accessibility Option:** None

**Section:** 10

**Attribution Contact:** 520-965-5508

**Tax Code:** 224-49-0090

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No.  
101, Tucson, AZ 85718

**Listing Member Phone:** (520) 965-5508

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features

**Interior Features:** Bay Window,Cathedral  
Ceilings,Ceiling Fan(s),Central Vacuum,Dual Pane  
Windows,Entertainment Center Built-In,Foyer,High  
Ceilings 9+,Storage,Vaulted Ceilings

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Fireplace:** Gas

**Main Heating:** Forced Air

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Exterior Features:** Dog Run

**Neighborhood Feature:**  
Golf,Jogging/Bike Path

**Fireplace Location: Other:** Great  
Room

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

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

**Patio/Deck:** Balcony,Covered

**Spa:** Conventional, Conventional

**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: 2023

Assoc Fees Includes: None

Association & Fees: HOA Amt (Monthly): \$40

