



**\$640,000**

**11272 N VÍA RANCHO NARANJO, TUCSON, AZ  
85737, USA**

<https://rehomes.us>

Indulge in the breathtaking vistas of the Catalina Mountains from this stunning abode, complete with a spacious 3-car garage. Revel in the allure of a newly renovated kitchen boasting exquisite tile floors. This 2-bed, 2-bath sanctuary features both a formal living space and a cozy family room adorned with a magnificent custom gas fireplace. Retreat [...]

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



**Thomas Freeland**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Bathrooms Full:** 2

**List Number Main:** 22406090

**Municipality/Zoning:** Oro Valley - R4

**Township:** 12

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 12458.00 sq ft

**MLS #:** 22406090

**County:** Pima

**Lot Acres:** 0.29 acres

**Lot Dimensions:** 90' x 161' x 61' x 172'

**View:** Desert,Mountains,Residential,Rural,Sunset

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## Description

**Legal Description:** Naranja Ranch 1 Lot 0029

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## Rooms

**Sauna Level:** Amphitheater

**Extra Room: Other:** Attic storage

**Extra Room:** Den,Office

**Kitchen Features: Countertops:** Granite

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

**Kitchen Features:** Electric Cooktop,Electric Oven,Microwave

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## Building Details

**Lot Features:** East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2198.00 sq ft

**Stories:** One

**Fence:** Split Rail

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Ranch

**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:** Naranja Ranch I (1-11, 13-36, 38-170)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

**Special Listing Conditions:** Probate/Estate

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Roll-In Shower

**Section:** 3

**Attribution Contact:** 520-474-0723

**Tax Code:** 224-08-0320

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (520) 474-0723

**Listing Office Phone:** (520) 665-4200

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

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## Units Information



**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Central Vacuum,Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Water Purifier

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Family Room

**Laundry:** Laundry Room

**Main Cooling:** Central Air

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

**Security:** Alarm Installed,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Waterfall/Pond

**Neighborhood Feature:** None

**Primary Bathroom Features:** Double Vanity,Shower Only

**Pool: Conventional:** No

**Fireplace:** Gas

**Main Heating:** Forced Air

**Pool:** None

**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:** 2023

