



**\$635,000**

**11438 MOUNTAIN BREEZE DR, ORO VALLEY,  
AZ 85737, USA**

<https://rehomes.us>

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

Nestled against the backdrop of the majestic Catalina Mountains, this 2,500-sf single-level home offers more than just living space; it presents a lifestyle. Situated in the exclusive Desert Vista community, the home boasts a secluded 0.49 acre lot, backing up to an expansive arroyo. Thoughtfully designed for outdoor living w/built-in BBQ & flagstone patio for [...]



**Pam Treece**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.48 acres

**Lot Dimensions:** 91' x 241' x 82' x 242'

**View:** Desert,Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 20908.00 sq ft

**MLS #:** 22317322

**Bathrooms Full:** 2

**List Number Main:** 22317322

**Municipality/Zoning:** Oro Valley - R110

**Township:** 12

Description

**Legal Description:** Desert Vista Lot 0062

Rooms

**Sauna Level:** Amphitheater

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

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

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

**Laundry Level:** cabinets

**Kitchen Features: Appliance Color:** Black

**Extra Room:** Den

Building Details



**Lot Features:** Adjacent to Wash,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2500.00 sq ft

**Stories:** One

**Fence:** Block,Masonry,View Fence

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

**Floor covering:** Ceramic Tile, Wood

**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:** Desert Vista (1-205)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Grass,Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Desert Vista Naranja

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 224-10-1820

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

**Association & Fees: HOA Telephone:** 520-797-3224

**Accessibility Option:** None

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,High Speed Internet,Telephone



---

## Listing Office

**ListingOfficeName:** Long Realty Company

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

**Listing Member Phone:** (520) 275-2664

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

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

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Low Emissivity Windows,Plant Shelves,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

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

**Patio/Deck: Other:** Flagstone

**Assoc Amenities:** None

**Fireplace:** Gas

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

**Security:** Alarm Installed,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Wilson K-8

**Elementary School:** Wilson K-8



## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$70

**Association & Fees: HOA Payment Frequency:**  
Quarterly

