



**\$529,990**

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

## **11480 N PALMETTO DUNES AVE, ORO VALLEY, AZ 85737, USA**

<https://rehomes.us>

AMAZING Oro Valley location in the HIGHLY DESIRABLE neighborhood known as "The Links" and backing up to the PRESTIGIOUS El Conquistador GOLF COURSE and Stunning MOUNTAIN VIEWS! 4 bedroom home In the heart of Oro Valley! Outdoor covered patio with extended brick patio, with access to the master suite and family room is perfect for [...]



**Ryan Comstock**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 1994  
**Days On Market:** 12  
**County:** Pima  
**Lot Acres:** 0.17 acres  
**Lot Dimensions:** Irregular  
**View:** Golf Course,Mountains

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 7405.00 sq ft  
**MLS #:** 22416926  
**Bathrooms Full:** 2  
**List Number Main:** 22416926  
**Municipality/Zoning:** Oro Valley - PAD  
**Township:** 12

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## Description

**Legal Description:** From Parcel:22410002D /Canada Hills Village 15 Lot 0013

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## Rooms

<b>Sauna Level:</b> Amphitheater	<b>Kitchen Features:</b>
	<b>Countertops:</b> Tile
<b>Kitchen Features:</b> <b>Pantry:</b> Closet	<b>Kitchen Features:</b>
	<b>Appliance Color:</b> Other
<b>Dining Areas:</b> Breakfast Bar,Breakfast Nook,Formal Dining Room	<b>Extra Room:</b> None
<b>Kitchen Features:</b> Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator	

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2307.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**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. **Special Listing Conditions:** None

**Subdivision Name:** Canada Hills - Village 15 (1-112)

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

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Low Care

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 3

**Community:** Canada Hills

**Fire Protection:** Included in Taxes

**Tax Code:** 224-10-0170

**Range:** 13.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** HOA

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

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

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## Listing Office



**ListingOfficeName:** eXp Realty

**Listing Office Address:** 1610 N. Kolb RD,  
Tucson, AZ 85715

**Listing Member Phone:** (520) 488-2982

**Listing Office Phone:** (520) 907-6722

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Shower & Tub

**Water: Other:** Oro Valley Water

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Paver

**Security:** None,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

**Fireplace:** Bee Hive,Gas

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

**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





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$63

**Assoc Fees Includes:** Common Area Maint,Street  
Maint

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

