



**\$630,000**

**12516 N GRANVILLE CANYON WAY, ORO  
VALLEY, AZ 85755, USA**

<https://rehomes.us>

Nestled in Rancho Vistoso neighborhood, this impeccable family home offers a seamless blend of luxury and functionality. The first floor features a full-sized guest room and bath, upgraded kitchen, formal living and dining areas, and a spacious family room. Upstairs, discover four generously sized bedrooms and a flexible loft space. The primary suite boasts refinements [...]

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



**Maryanne Larison**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 72 x 108 x 72 x 114

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 7841.00 sq ft

**MLS #:** 22402291

**Bathrooms Full:** 3

**List Number Main:** 22402291

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

**Township:** 11

Description

**Legal Description:** Rancho Vistoso Neighborhood 7 Unit 1 Lot 72

Rooms

**Sauna Level:**  
Amphitheater

**Kitchen Features:** Walk-In

**Extra Room:** Loft

**Kitchen Features: Countertops:** Granite

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Refrigerator

Building Details



**Lot Features:** East/West Exposure **Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener  
**# of Carport Spaces:** 0.00 **Floor covering:** Carpet, Ceramic Tile  
**Basement:** No **Window Covering: Other:** Plantation Shutters  
**Construction:** Frame - Stucco **Main House SqFt:** 3209.00 sq ft  
**# of Garage Spaces:** 3.00 **Stories:** Two  
**Style:** Contemporary **Fence:** Block  
**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:** Rancho Vistoso Nghborhd 7 Unit 1

**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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Vistoso

**Tax Code:** 219-53-0780

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet



---

## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 780-3034

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s)

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Golf,Jogging/Bike Path,Park,Sidewalks,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Family Room

**Water: Other:** Oro Valley Water

**Assoc Amenities:** Park,Tennis Courts

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Pool:** Heated

**Spa:** Conventional, Conventional

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Native Plants,Outdoor Kitchen,Solar Screens,Waterfall/Pond

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

**Sewer: Other:** Pima County

**Pool: Conventional:** Yes

**Laundry:** Laundry Room,Sink,Storage

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Ramada

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

**Water Heater:** Natural Gas

**Guest Facilities:** Quarters

---

## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Wilson K-8

**Elementary School:** Painted Sky





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$32

**Assoc Fees Includes:** Common Area Maint

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

