



**\$647,700**

## **12591 N GRANVILLE CANYON WAY, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

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

ASSUMABLE 2.75% VA LOAN! (Qualified active Military/Veterans)  
Welcome to lovely Rancho Vistoso. Featuring 12 private parks, miles of walking trails, biking paths, basketball courts, tennis & more! This home has the largest floor plan – 4 beds, 3 baths, open loft area & storage throughout. (Could be converted to 5 or 6 bed) Interior professionally [...]



**Thomas Milo**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1992

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 68x107x71x110

**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 7492.00 sq ft

**MLS #:** 22316725

**Bathrooms Full:** 3

**List Number Main:** 22316725

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

**Township:** 11

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## Description

**Legal Description:** RANCHO VISTOSO NEIGHBORHOOD 7 UNIT 1 LOT 109

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## Rooms

**Sauna Level:** Amphitheater

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

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

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

**Kitchen Features:**  
**Countertops:** granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Adjacent to Wash,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 3209.00 sq ft  
**Stories:** Two  
**Fence:** Block,View Fence,Wrought Iron

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener,Separate Storage Area  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame - Stucco,Stucco Finish  
**# of Garage Spaces:** 3.00  
**Style:** Contemporary,Spanish Mission  
**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:** Rancho Vistoso Neighborhood 7 (1-317)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$155

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 36

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Vistoso Comm

**Home Protection: Plan By:** AHS

**Assessments:** \$0

**Community:** Rancho Vistoso

**Tax Code:** 219-53-1150

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

**Road Maintenance:** County

**Terms:** Assumption,Cash,Conventional,FHA,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) 331-6456

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

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,Insulated Windows,Split Bedroom  
Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** Yes

**Laundry:** Laundry Room,Sink

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

**Patio/Deck:** Balcony,Covered,Patio,Paver

**Security:** Alarm Installed,Carbon Monoxide  
Detectors

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Basketball  
Court,Jogging/Bike Path,Park,Paved  
Street,Pool,Putting Green,Rec  
Center,Sidewalks,Tennis Courts,Walking Trail

**Primary Bathroom Features:** 2 Primary  
Baths,Double Vanity,Exhaust Fan,Separate  
Shower(s),Water Sense Shower Head

**Water: Other:** Oro Valley

**Assoc Amenities:** Park,Tennis  
Courts,Volleyball Court

**Fireplace:** Wood Burning

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

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Ironwood Ridge  
**Elementary School:** Painted Sky

**Middle School:** Wilson K-8

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$29

**Assoc Fees Includes:** Blanket Ins Policy,Common Area  
Maint

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

