



\$549,000

**13059 N CATBIRD DR, ORO VALLEY, AZ
85755, USA**

<https://rehomes.us>

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

Nicely maintained home with pool and tandem garage for extra storage. This open concept home has recent updates that include quartz counter-tops in the kitchen and baths, glass tile kitchen backsplash, cabinet hardware, appliances, tile shower surrounds in both baths, window treatments, laundry cabinets, HVAC, water heater, and interior paint. This home will not disappoint!



Coty Ferenchak

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 2004
Days On Market: 1
County: Pima
Lot Acres: 0.18 acres
Lot Dimensions: Irregular
View: Mountains,Residential

Type: Single Family Residence
Bedrooms: 3 beds
Lot size: 7736.00 sq ft
MLS #: 22314064
Bathrooms Full: 2
List Number Main: 22314064
Municipality/Zoning: Oro Valley - PAD
Township: 11

Description

Legal Description: Rancho Vistoso Neighborhood 10 PCL W Lot 31

Rooms

Sauna Level: Amphitheater

Kitchen Features: Appliance
Color: Stainless

Extra Room: Den

Kitchen Features: Countertops: Quartz

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas
Cooktop,Gas Oven,Microwave

Building Details

Lot Features: Corner Lot

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1964.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Tandem Garage

Floor covering: Ceramic Tile

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: Rancho Vistoso
Neighborhood 10

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: Yes

Accessibility Option: None

Section: 26

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Tile, High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Flower Beds,Low Care,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Plan By: Old Republic

Assessments: \$0

Community: Rancho Vistoso

Tax Code: 219-22-4530

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA

Listing Office

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite 135,
Tucson, AZ 85704

Listing Office Phone: (520)
505-3000

Listing Member Phone: (520)
271-4578

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane Windows

Sewer: Connected

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

Pool: Conventional: Yes

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

Main Cooling: Central Air,Gas

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Paved Street,Sidewalks

Fireplace Location: Other: Great Room

Assoc Amenities: Park

Fireplace: Gas

Main Heating: Forced Air

Security: Cameras,Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Ironwood Ridge

Elementary School: Painted Sky

Middle School: Coronado K-8

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Payment Frequency: Quarterly

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

