



**\$549,900**

**1314 W VARESE WAY, ORO VALLEY, AZ  
85755, USA**

<https://rehomes.us>

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

Welcome to Rancho Vistoso's finest in beautiful Oro Valley. This 4 bedroom, 2 bath split plan, boasts an open great room off kitchen, large bedrooms and spacious laundry room. Huge lot with paver patio, artificial turf, hot tub, dog run, and much more. New HVAC system installed on 10/2022. A must see home that won't [...]



**Daniel Grammar**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2007

**Days On Market:** 33

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 9148.00 sq ft

**MLS #:** 22414297

**Bathrooms Full:** 2

**List Number Main:** 22414297

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

**Township:** 11

Description

**Legal Description:** Rancho Vistoso Ngh 10 PCL BC & NCH 11 PCL AC Lot 232

Rooms

**Sauna Level:** Amphitheater

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

**Extra Room:** Den

**Kitchen Features: Countertops:** Granite

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

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

Building Details

**Lot Features:** Corner Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2145.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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.

**Subdivision Name:** Rancho Vistoso NGHB 10 & 11 (1-360)

**Landscape - Front: Other:** Desert Plantings,Low Care

**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:** 219-19-7330

**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:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 3300 E Sunrise Dr. #50, Tucson, AZ 85718

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

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## Amenities & Features



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

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only,Soaking Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Central Air

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

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Coronado K-8

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## Fees and Taxes

**Tax Year:** 2023

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

