



**\$575,000**

**13186 CHIRACAHUA PEAK DR, ORO VALLEY,  
AZ 85755, USA**

<https://rehomes.us>

This exceptional TH boasts a plethora of contemporary upgrades & awe-inspiring mountain views, creating the perfect blend of style & serenity. Sleek & sophisticated design w/open-concept living area w/expansive windows framing panoramic vistas of the Catalina mountains. Gourmet kitchen hosts staggered cabinetry, gorgeous granite, gas cooktop & huge island w/breakfast bar- perfect for entertaining! Master retreat [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Heather Shallenberger**



---

# Basics

<b>Category:</b> Residential	<b>Type:</b> Townhouse
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 4356.00 sq ft
<b>Year built:</b> 2019	<b>MLS #:</b> 22409301
<b>Days On Market:</b> 14	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22409301
<b>Lot Acres:</b> 0.10 acres	<b>Municipality/Zoning:</b> Oro Valley - PAD
<b>Lot Dimensions:</b> 35.71 X 119.72 X 40.21 X 102.41	<b>Township:</b> 11
<b>View:</b> Desert,Mountains,Sunrise,Sunset	

---

# Description

**Legal Description:** Rancho Vistoso Parcel 5F Lot 40 Sq20170690715

---

# Rooms

<b>Sauna Level:</b> Amphitheater	<b>Kitchen Features:</b>
<b>Kitchen Features:</b> <b>Pantry:</b> Walk-In	<b>Countertops:</b> Granite
<b>Dining Areas:</b> Breakfast Bar,Dining Area	<b>Kitchen Features:</b>
<b>Kitchen Features:</b> Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Reverse Osmosis	<b>Appliance Color:</b> Stainless
	<b>Extra Room:</b> Office,Storage

---

# Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1960.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> Existing

---

## 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:** Rancho Vistoso Parcel 5F  
SQ20170690715

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

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Trees

**Direction:** N

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:**  
Decorative Gravel,Desert Plantings,Low Care,Shrubs,Trees

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** See HOA Addn

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 25

**Community:** Rancho Vistoso

**Attribution Contact:** 520-444-6694

**Fire Protection:** Included in Taxes

**Tax Code:** 219-54-7540

**Range:** 13.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

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

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



---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 444-6694

**Listing Office Phone:** (520) 918-6500

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

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Water: Other:** Town of Oro Valley

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** None

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

**Security:** Gated,Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ,Courtyard

**Neighborhood Feature:** Gated,Paved Street,Pool,Sidewalks,Spa

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Sink,Washer

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

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools



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

**Middle School:** Wilson K-8

---

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Gated Community,Roof Replacement,Sewer,Street Maint
<b>Association &amp; Fees:</b> <b>HOA Amt (Monthly):</b> \$261.66	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

