



**\$715,000**

## 13309 N BOOMING DR, ORO VALLEY, AZ 85755, USA

<https://rehomes.us>

Gorgeous single level Home in Rancho Vistoso. 4 bedrooms, 3 bathrooms PLUS a den. New Roof, New HVAC Systems with Air scrubbers, Professionally landscaped back yard with gutters around the whole house Warm & welcoming colors throughout, tile floors and BRAND NEW plush carpet, soaring ceilings, French doors lead out to the enclosed patio from [...]

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



**Heather Van De Beuken**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2004

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.26 acres

**Lot Dimensions:** 138 X 118 X 37 x 175

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 11108.00 sq ft

**MLS #:** 22319839

**Bathrooms Full:** 3

**List Number Main:** 22319839

**Municipality/Zoning:** Tucson - PAD

**Township:** 11

Description

**Legal Description:** From Parcel:21922002Q /Rancho Vistoso Nghborhd 10 Pcl G Lot 28

Rooms

**Sauna Level:** Amphitheater

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

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

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

**Extra Room:** Den

**Kitchen Features:** Desk,Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Microwave,Refrigerator

Building Details

**Lot Features:** Borders Common Area,East/West Exposure

**# of Carport Spaces:** 0.00

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

**Basement:** No

**Floor covering:** Carpet, Ceramic Tile

**Main House SqFt:** 3261.00 sq ft

**Construction:** Frame - Stucco

**Stories:** One

**# of Garage Spaces:** 2.00

**Fence:** Block,View Fence,Wrought Iron

**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  
Neighborhood 10

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad,To Property Line

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,Ceiling Speakers,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Sprinkler/Drip

**Subdivision Restrict: Age Restrictions:** No

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

**Association & Fees: HOA Telephone:** 520-354-2729

**Accessibility Option:** Door Levers,Roll-In Shower

**Assessments:** \$0

**Community:** Rancho Vistoso

**Tax Code:** 219-22-3480

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

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 235-7786

**Listing Office Phone:** (520) 318-5290

**Listing Office Url:**  
<https://www.tierraantigua.com/>



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Fire Sprinklers,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Whl Hse Air Filt Sys

**Sewer:** Connected

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

**Water: Other:** Twn of OroValley

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Forced Air

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Jogging/Bike Path,Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** Living Room

**Pool: Conventional:** Yes

**Laundry:** Laundry Room

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

**Patio/Deck:** Screened

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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# Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Coronado K-8

**Middle School:** Amphitheater

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# Fees and Taxes



**Tax Year:** 2022

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

**Assoc Fees Includes:** Street Maint

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

