



**\$339,000**

**1340 W CAMINO DEL PATO, GREEN VALLEY,  
AZ 85622, USA**

<https://rehomes.us>

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

Retire in Style in this fantastic furnished townhome boasting mountain views in the desirable Canoa Hills Townhomes neighborhood. Enjoy utmost privacy with no rear neighbor, and step through the charming courtyard into this inviting 2-bedroom, 2-bathroom townhome with ceramic tile flooring throughout. The spacious living room offers access to a private backyard while the kitchen [...]



**Sofia Gil**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1988

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 42 x 117 x 43 x 116

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4617.00 sq ft

**MLS #:** 22407421

**Bathrooms Full:** 2

**List Number Main:** 22407421

**Municipality/Zoning:** Green Valley - TR

**View:** Desert,Mountains

## Description

**Legal Description:** Canoa Hills Townhomes Lot 16

## Rooms

**Sauna Level:** Continental  
Elementary School District #39

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

**Extra Room:** Storage

**Kitchen Features:** **Pantry:** Closet

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

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

## Building Details

**Lot Features:** Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1560.00 sq ft

**Stories:** One

**Fence:** View Fence,Wrought Iron

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

**Floor covering:** Ceramic Tile

**Construction:** Slump Block

**# of Garage Spaces:** 1.00

**Style:** Southwestern,Territorial

**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:** Canoa Hills Townhomes (1-130)

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 0.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Community:** Canoa Townhouses

**Tax Code:** 304-65-4880

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

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Realty Executives AZ Territory

**Listing Office Address:** 18767 S Nogales Highway Ste 12, Green Valley, AZ 85614

**Listing Member Phone:** (520) 490-1370

**Listing Office Phone:** (520) 284-9977

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

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Furnished,Skylights,Walk In Closet(s)  
**Neighborhood Feature:** Paved Street,Sidewalks  
  
**Fireplace Location: Other:** None  
**Laundry:** Dryer,In Kitchen,Laundry Closet,Washer  
**Main Cooling:** Ceiling Fans,Central Air  
  
**Patio/Deck:** Covered,Enclosed,Paver  
  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Sewer:** Connected  
  
**Primary Bathroom Features:**  
Exhaust Fan,Shower Only  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Forced Air,Natural Gas  
**Security:** Smoke Detector(s),Wrought Iron Security Door  
**Water:** Water Company  
**Window Covering:** Stay  
**Guest Facilities:** None

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## Nearby Schools

**High School:** Walden Grove  
**Elementary School:** Continental

**Middle School:** Continental

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$52	<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually

