



**\$1,100,000**

**13510 E SINGING HILLS TRAIL, SONOITA, AZ  
85637, USA**

<https://rehomes.us>

Perched against the Coronado National Forest Boundary, abutting the Santa Cruz Mountains, this spectacular home situated on 13.3 scenic acres, awaits you. Million dollar unobstructed views abounding with wildlife and natural habitat give unparalleled privacy. This well designed, spacious Spanish mission style home rests embedded in the gated Sonoita subdivision of Singing Valley South with [...]

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



**Janet DuMont Haber**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 4.00 baths	<b>Lot size:</b> 580652.00 sq ft
<b>Year built:</b> 1998	<b>MLS #:</b> 22214482
<b>Days On Market:</b> 389	<b>Bathrooms Full:</b> 3
<b>County:</b> Pima	<b>List Number Main:</b> 22214482
<b>Lot Acres:</b> 13.30 acres	<b>Municipality/Zoning:</b> Pima County - RH
<b>Lot Dimensions:</b> Irregular	<b>Township:</b> 19
<b>View:</b> Mountains,Panoramic,Rural,Sunrise,Sunset	

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# Description

**Legal Description:** PTN PCL 106 SINGING VALLEY RANCH RS 3/87 AKA N817.58' W710.34' NW4 NW4 13.33 AC SEC 27-19-16

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# Rooms

<b>Sauna Level:</b> Empire	<b>Kitchen Features: Countertops:</b> Corian,Black Granite
<b>Kitchen Features: Pantry:</b> Walk-In	<b>Kitchen Features: Appliance Color:</b> Stainless
<b>Dining Areas:</b> Breakfast Bar,Dining Area	<b>Extra Room:</b> Arizona Room,Den,Office,Storage
<b>Kitchen Features:</b> Desk,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Lazy Susan,Microwave,Refrigerator	

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# Building Details



**Lot Features:** East/West Exposure,Elevated Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Spanish Mission

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener,Extended Length,Separate Storage Area

**Floor covering:** Ceramic Tile

**Floor Covering: Other:** Area rugs over tile

**Main House SqFt:** 3095.00 sq ft

**Stories:** One

**Fence:** Barbed Wire,Chain Link,Stucco Finish

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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:** Singing Valley Ranch

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Singing Valley South

**Home Protection: Offered:** No

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

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Dirt

**Technology:** Tile, Ceiling Speakers,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Satellite Dish,Surround Sound,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Telephone:** 520-455-4657 Bunting

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 307-13-015N

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 906-5557

**Listing Office Phone:** (520) 299-2201

**Listing Office Url:**  
<http://www.LongRealty.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,Exposed Beams,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

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

**Fireplace Location: Other:** Family Room,Living Room

**Pool: Conventional:** No

**Assoc Amenities:** None

**Fireplace:** Gas,Wood Burning

**Main Heating:** Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Propane

**Gas:** Propane

**Exterior Features:** BBQ,Courtyard,Dog Run,Fountain,Shed,Solar Screens

**Neighborhood Feature:** Gated,Horses Allowed

**Guest Facilities: Other:** Split Floorplan

**Main Heating: Other:** Propane gas

**RV Parking: Other:** Unseen from others

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

**Main Cooling:** Ceiling Fans,Central Air,Mini-Split,Zoned

**Patio/Deck:** Enclosed,Patio

**Security:** Gated,Smoke Detector(s)

**Water:** Private Well,Pvt Well (Registered)

**Window Covering:** Stay

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## Nearby Schools

**High School:** Call

**Elementary School:** Call

**Middle School:** Call



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## Fees and Taxes

**Tax Year:** 2021

**Association & Fees: HOA Amt  
(Monthly):** \$30

**Assoc Fees Includes:** Gated Community, Street Maint

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

