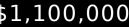


#### **13510 E SINGING HILLS TRAIL, SONOITA, AZ** 85637, USA

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 [...]



×



Janet DuMont Haber



## Basics

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

## 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

## Rooms

Sauna Level: Empire

Kitchen Features: Pantry: Walk-In

Dining Areas: Breakfast Bar, Dining Area

**Kitchen Features:** Desk, Dishwasher, Electric Oven, Exhaust Fan, Garbage Disposal, Gas Cooktop, Lazy Susan, Microwave, Refrigerator

#### Kitchen Features: Countertops: Corian,Black Granite

Kitchen Features: Appliance Color: Stainless

**Extra Room:** Arizona Room, Den, Office, Storage

## **Building Details**



Lot Features: East/West Exposure,Elevated Lot,Subdivided	Garage/Carport Feat: Attached Garage Cabinets,Electric Door Opener,Extended Length,Separate Storage Area
# of Carport Spaces: 0.00	Floor covering: Ceramic Tile
Basement: No	Floor Covering: Other: Area rugs over tile
Construction: Frame - Stucco	Main House SqFt: 3095.00 sq ft
# of Garage Spaces: 3.00	Stories: One
Style: Spanish Mission	Fence: Barbed Wire, Chain Link, Stucco Finish
Construction Status: Existing	

# Miscellaneous



<b>Compensation Disclaimer:</b> 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: Singing Valley Ranch	Co-op Fee: \$3
Landscape - Front: Other: Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Sprinkler/Drip,Trees	Direction: E
Horse Property: Yes - By Zoning	Horse Facilities: No
Electric: Electric Company: TEP	<b>Landscape - Rear: Other:</b> Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees
Subdivision Restrict: Deed Restrictions: Yes	Subdivision Restrict: Age Restrictions: No
Association & Fees: HOA: Yes	<b>Association &amp; Fees: HOA Transfer Fee:</b> \$0
Association & Fees: HOA Name: Singing Valley South	Association & Fees: HOA Telephone: 520-455-4657 Bunting
Home Protection: Offered: No	Accessibility Option: None
Driveway: Car(s) Pad, To Property Line	Assessments: \$0
Section: 27	Community: None
Fire Protection: Included in Taxes	Tax Code: 307-13-015N
Range: 16.00	<b>Property Disclosures:</b> Insurance Claims History Report,Seller Prop Disclosure,Topographic Map
Road Type: Dirt	Road Maintenance: HOA
<b>Technology:</b> Tile, Ceiling Speakers,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Satellite Dish,Surround Sound,Telephone	Terms: Cash,Conventional

### **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



## **Units Information**

Unit Level: 1

## **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

## **Nearby Schools**

High School: Call Elementary School: Call Middle School: Call



## **Fees and Taxes**

Tax Year: 2021Assoc Fees Includes: Gated Community,Street Maint

Association & Fees: HOA Amt (Monthly): \$30 Association & Fees: HOA Payment Frequency: Annually

