



**\$310,000**

## **1353, VIA CERRO COLORADO, SAHUARITA**

<https://rehomes.us>

Like new 2 bd, 2 bth ; plus den home in gated Rancho Resort (55 Plus community) showcases terrific curb appeal with a nice desert landscape. Tile flooring, a warm neutral palette, a skylight, & sliding glass doors to the back patio can't be left unsaid. The kitchen features nude cabinetry, built-in appliances, an island, [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Erica Hoffman**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 46x128x45x119

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 5663.00 sq ft

**MLS #:** 22411862

**Bathrooms Full:** 2

**List Number Main:** 22411862

**Municipality/Zoning:** Sahuarita - SP

**Township:** 17

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## Description

**Legal Description:** Rancho Resort Phase III Lot 38

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## Rooms

**Sauna Level:** Sahuarita

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Great Room

**Kitchen Features:** Convection Oven,Dishwasher,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Laminata

**Kitchen Features:**  
**Appliance Color:** Other

**Extra Room:** Den

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## Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1800.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** 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:** Rancho Resort Phase 111 (1-205)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** Trico

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Community:** Rancho Resort

**Tax Code:** 303-75-3720

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Security: Other:** Security Door

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$100

**Association & Fees: HOA Telephone:** 520-399-4680

**Home Protection: Plan By:** 2-10 Home Warranty

**Driveway:** Car(s) Pad

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Telephone



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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Phone:** (888) 897-7821

**Listing Office Address:** One South Church Ave, # 1200, Tucson, AZ 85701

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

**Listing Member Phone:** (520) 245-7438

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Skylights,Solar Tube(s),Walk In Closet(s)

**Sewer:** Connected

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

**Patio/Deck: Other:** Pergola

**Assoc Amenities:**

Clubhouse,Laundry,Park,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts,Volleyball Court

**Fireplace:** Bee Hive

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Fountain,Solar Screens

**Neighborhood Feature:**

Basketball Court,Exercise Facilities,Gated,Paved Street,Pickleball,Pool,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** Patio

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuarita

**Middle School:** Sahuarita

**Elementary School:** Sahuarita





# Fees and Taxes

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|---|--|
| <b>Tax Year:</b> 2023                                   | <b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint |
| <b>Association &amp; Fees: HOA Amt (Monthly):</b> \$180 | <b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly              |

