



**\$325,000**

**1353 W VIA CERRO COLORADO, SAHUARITA,  
AZ 85629, USA**

<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. Fall in love with the spacious open layout boasting living & dining areas that flow seamlessly. Tile flooring, a warm neutral palette, a skylight, & sliding glass doors to [...]

- 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:** 11

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 46x128x45x119

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 5532.00 sq ft

**MLS #:** 22406406

**Bathrooms Full:** 2

**List Number Main:** 22406406

**Municipality/Zoning:** Sahuarita - SP

**Township:** 17

Description

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

Rooms

**Sauna Level:** Sahuarita

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

**Dining Areas:** Great Room

**Kitchen Features:** Dishwasher,Gas Range,Island,Microwave

**Kitchen Features: Countertops:** Laminate

**Kitchen Features: Appliance Color:** Other

**Extra Room:** Den

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

**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. **Special Listing Conditions:** None

**Subdivision Name:** Rancho Resort Phase 111 (1-205)

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

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

**Direction:** W

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** Trico

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

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

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

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

**Home Protection: Offered:** No

**Accessibility Option:** Door Levers

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Section:** 11

**Community:** Rancho Resort

**Fire Protection:** Included in Taxes

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

**Range:** 13.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

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

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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

<b>Interior Features:</b> Ceiling Fan(s),Skylights,Walk In Closet(s)	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Basketball Court,Exercise Facilities,Gated,Paved Street,Pool,Rec Center,Spa,Tennis Courts	<b>Primary Bathroom Features:</b> Double Vanity,Shower Only
<b>Fireplace Location:</b> Other: Patio	<b>Patio/Deck:</b> Other: Pergola
<b>Pool:</b> Conventional: No	<b>Assoc Amenities:</b> Clubhouse,Laundry,Park,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts,Volleyball Court
<b>Laundry:</b> Laundry Room	<b>Fireplace:</b> Wood Burning
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air,Natural Gas
<b>Patio/Deck:</b> Covered,Patio	<b>Pool:</b> None
<b>Security:</b> Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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# Nearby Schools

<b>High School:</b> Sahuarita	<b>Middle School:</b> Sahuarita
<b>Elementary School:</b> Sahuarita	

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# Fees and Taxes

<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

