



**\$499,000**

**13549 N BARLASSINA DR, ORO VALLEY, AZ  
85755, USA**

<https://rehomes.us>

An exquisite 4 bed, 2.5 bath 2 story home with the primary bedroom on the 1st floor. This property offers a delightful combination of comfort & style. The large living room is adorned by lots of natural light, shutters on the windows, a beautiful white staircase & recessed lighting. The kitchen has stainless steel appliances, [...]

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Shawn Polston**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 30

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45 x 118 x 45 x 1118

**View:** Desert

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5227.00 sq ft

**MLS #:** 22327010

**Bathrooms Full:** 2

**List Number Main:** 22327010

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

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## Description

**Legal Description:** Rancho Vistoso Ngh 10 Pcl Bc & Ngh 11 Pcl Ac Lot 108

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:**  
Closet

**Extra Room:** Loft

**Kitchen Features: Countertops:** Granite

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher, Garbage Disposal, Gas Range, Island, Lazy Susan, Microwave

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## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2795.00 sq ft

**Stories:** Two

**Fence:** Block, View Fence

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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 Vistoso Neighborhood 10

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Community:** Rancho Vistoso

**Tax Code:** 219-19-6090

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520) 404-7710

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Primary Downstairs,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** BBQ-Built-In,Courtyard

**Neighborhood Feature:** Jogging/Bike Path,Paved Street,Sidewalks

**Fireplace Location: Other:** Family Room

**Laundry:** Dryer,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Wilson K-8

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## Fees and Taxes

**Tax Year:** 2023

