



\$2,650,000

**13631 E SAHUARO SUNSET RD, TUCSON, AZ
85749, USA**

<https://rehomes.us>

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

Exquisite 4 bed/3.5 bath residence gracefully positioned in the Catalina Mountains within an exclusive gated community. This exceptional home showcases a flawless floor plan designed for modern living, highlighted by a captivating great room with cozy fireplace and magnificent 10 ft. glass slider door that invites the outdoors in. Step into the elegant formal dining [...]



Daniel Creedon

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2021

Days On Market: 3

County: Pima

Lot Acres: 2.08 acres

Lot Dimensions: irregular

View: City,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 90648.00 sq ft

MLS #: 22313865

Bathrooms Full: 3

List Number Main: 22313865

Municipality/Zoning: Pima County - SR

Township: 13

Description

Legal Description: From Parcel:001010010 /Redington Ranch (The) Lot 17

Rooms

Sauna Level: Tanque Verde

Kitchen Features: Pantry: Closet

Extra Room: Other: Theatre Room

Extra Room: Bonus Room,Media,Storage

Kitchen Features: Countertops: Quartzite

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Reverse Osmosis,Wet Bar

Building Details



Lot Features: Elevated Lot,Hillside Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Floor covering: Carpet

Floor Covering: Other: Porcelain Tile

Main House SqFt: 4805.00 sq ft

Stories: One

Fence: Block,View Fence

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener,Extended Length,Over Height Garage,Separate Storage Area

Roof: Other: Commercial TPO

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing

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: Redington Ranch (1-67)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Circular

Section: 27

Fire Protection: Subscription

Range: 16.00

Road Type: Paved

Technology: Cable TV,Ceiling Speakers,Home Automation,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Smart Panel,Surround Sound,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Flower Beds,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: Entry,None,Ramped Main Level,Wide Doorways,Wide Hallways

Assessments: \$0

Community: None

Tax Code: 205-80-0990

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit



Listing Office

ListingOfficeName: Tucson Territory Property Management

Listing Office Address: 7360 East 22nd Street, Suite 107, Tucson, AZ 85710

Listing Member Phone: (520) 777-6507

Listing Office Phone: (520) 777-6507

Listing Office Url:
<http://tuccsonterritorypm.com>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Exposed Beams,Foyer,High Ceilings 9+,Insulated Windows,Low Emissivity Windows,Non formaldehyde Cabinets,Skylight(s),Skylights,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener,Wet Bar

Sewer: Septic

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

Main Cooling: Other: Dual A/C's

Pool: Conventional: Yes

Assoc Amenities: Clubhouse,Pool,Tennis Courts

Green Features: Building Materials

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver

Security: Carbon Monoxide Detectors,Gated,Shutters,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ-Built-In,Dog Run,Native Plants,Outdoor Kitchen

Neighborhood Feature: Basketball Court,Gated,Horse Facilities,Paved Street,Rec Center,Tennis Courts

Fireplace Location: Other: Great Room,Patio,Primary Bedroom

Main Heating: Other: 90% efficiency

Spa: Other: Negative edge

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

Fireplace: Gas,Insert

Main Heating: Forced Air

Pool: Infinity

Spa: Conventional, Conventional

Water Heater: Recirculating Pump,Tankless Water Htr

Gas: Propane



Nearby Schools

High School: Tanque Verde

Middle School: Emily Gray

Elementary School: Tanque Verde

Fees and Taxes

Tax Year: 2022 **Assoc Fees Includes:** Common Area Maint,Gated Community,Street Maint

