



**\$425,000**

## **13901 N WILLOW BEND DR, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

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

This Sun City extended Kensington floor plan is perched on a magnificent lot with spectacular Catalina Mountain views. Nestled at the end of the street, there is no traffic passing by which adds to the tranquility of this special property. The owners installed a flagstone walkway to ease traversing from the backyard to the front [...]



**Pam Devine**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1995

**Bathrooms Full:** 2

**List Number Main:** 22314547

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

**Township:** 11

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6490.00 sq ft

**MLS #:** 22314547

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** irreg

**View:** Mountains,Panoramic,Sunrise

Description

**Legal Description:** Sun City Vistoso Unit 10 Lot 42

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** corian

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Adjacent to Wash,Borders  
Common Area,Cul-De-Sac,North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1499.00 sq ft

**Stories:** One

**Fence:** View Fence

**Garage/Carport Feat:** Epoxy coated,  
Attached Garage Cabinets,Attached  
Garage/Carport,Electric Door Opener

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Mediterranean

**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:** Sun City Vistoso Unit 10(1-113)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$370

**Association & Fees: HOA Telephone:** 520-917-8087

**Home Protection: Plan By:** AHS Shield Plus

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Tax Code:** 223-05-2680

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

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Flower Beds,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sun City Oro Valley

**Home Protection: Offered:** Yes

**Accessibility Option:** Entry,Level,Ramped Main Level

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr #175, Oro Valley, AZ 85737

**Listing Office Phone:** (520) 352-2700

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



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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Plant Shelves,Split Bedroom Plan,Walk In Closet(s)	<b>Exterior Features:</b> Native Plants
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Exercise Facilities,Golf,Pickleball,Pool,Putting Green,Racquetball,Rec Center,Sidewalks,Tennis Courts
<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Clubhouse,Maintenance,Park,Pickleball,Pool,Recreation Room,Sauna,Spa/Hot Tub,Tennis Courts
<b>Laundry:</b> Dryer,Gas Dryer Hookup,Laundry Room,Washer	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered,Paver	<b>Pool:</b> None
<b>Security:</b> Wrought Iron Security Door	<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> Ironwood Ridge	<b>Middle School:</b> Coronado K-8
<b>Elementary School:</b> Painted Sky	

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# Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$187

**Assoc Fees Includes:** Common Area Maint,Garbage  
Collection

**Association & Fees: HOA Payment Frequency:**  
Annually

