



\$425,000

**1395 W CACTUS MOON PL, TUCSON, AZ
85737, USA**

<https://rehomes.us>

- 3 beds
- 3.00 baths
- Townhouse
- Residential
- Active

You'll love coming home to this cheerful and bright gorgeous townhome located in gated community in the heart of Oro Valley~located at the end of a cut-de-sac and surrounded by lush & manicured landscaping. Outstanding custom features set the tone for comfort in this 3 bedroom 2.5 baths w/amazing floor plan and designer touches throughout.Great [...]



Sharon Andresen

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1997

Days On Market: 11

County: Pima

Lot Acres: 0.10 acres

Lot Dimensions: irregular

View: Residential

Type: Townhouse

Bedrooms: 3 beds

Lot size: 4182.00 sq ft

MLS #: 22406566

Bathrooms Full: 2

List Number Main: 22406566

Municipality/Zoning: Oro Valley - PAD

Township: 12

Description

Legal Description: From Parcel: 224265740/Canada Vista Lot 36

Rooms

Sauna Level: Amphitheater

Kitchen Features: Appliance Color: White

Dining Areas: Breakfast Bar,Breakfast Nook

Kitchen Features: Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

Kitchen Features: Pantry: Closet

Extra Room: Other: 3rd Bedroom

Extra Room: Den,Office

Building Details



Lot Features: North/South Exposure

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

of Carport Spaces: 0.00

Floor covering: Carpet, Ceramic Tile

Basement: No

Construction: Masonry Stucco

Main House SqFt: 1535.00 sq ft

of Garage Spaces: 2.00

Stories: One

Style: Territorial

Fence: Stucco Finish

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.

Special Listing Conditions: None

Subdivision Name: Canada Vista (1-62)

Co-op Fee: \$3

Landscape - Front: Other: Decorative
Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

Direction: W

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TEP

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

Driveway: Paved: Concrete

Subdivision Restrict: Deed Restrictions:
Yes

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA: Yes

Association & Fees: HOA Transfer Fee:
\$300

Association & Fees: HOA Name: Canada
Vista Estates

Association & Fees: HOA Telephone:
520-797-3224

Home Protection: Offered: No

Accessibility Option: None

Assessments: \$0

Section: 11

Community: Canada Hills

Fire Protection: Included in Taxes

Tax Code: 224-26-7450

Range: 13.00

Property Disclosures: Insurance Claims
History Report,Seller Prop Disclosure

Road Type: Paved

Road Maintenance: HOA

Technology: Built-Up,Tile, Cable TV,High Speed
Internet

Terms: Cash,Conventional



Listing Office

ListingOfficeName: RE/MAX Excalibur Realty

Listing Office Address: 6640 N. Oracle #110, Tucson, AZ 85704

Listing Member Phone: (520) 907-4575

Listing Office Phone: (520) 461-1255

Listing Office Url:
<http://www.excaliburrealestate.com>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylight(s),Split Bedroom Plan,Walk In Closet(s),Water Softener

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Water: Other: Oro Valley Water

Assoc Amenities: None

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Window Covering: Stay

Guest Facilities: None

Exterior Features: Courtyard

Neighborhood Feature: Gated,Paved Street,Sidewalks

Fireplace Location: Other: Great Room

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver,Ramada

Security: Gated,Wrought Iron Security Door

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Ironwood Ridge

Elementary School: Copper Creek

Middle School: Wilson K-8





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Front Yard Maint,Gated
Community,Roof Repair,Street Maint

Association & Fees: HOA Amt (Monthly): \$156

Association & Fees: HOA Payment Frequency: Monthly

