

## 13957 N TRADE WINDS WAY, ORO VALLEY, AZ 85755, USA

<https://rehomes.us>

Welcome to this charming, and inviting beautiful home situated near a premier golf course with breath taking mountain views in a highly desirable active neighborhood. Enjoy the split bedroom plan, mountain view from the front bedroom, and a delightful and relaxing patio. Exterior was painted last year. Newer HVAC. Gas range/oven, refrigerator, microwave, toilets all [...]



**Edwina Andrade**

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### Basics

**\$399,000**

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



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1992

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6316.00 sq ft

**MLS #:** 22322167

**Bathrooms Full:** 2

**List Number Main:** 22322167

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

**Township:** 11

Description

**Legal Description:** Sun City Vistoso Unit 15 Lot 99

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:**

**Countertops:** Formica

**Kitchen Features: Appliance Color:** White

**Extra Room:** None

**Laundry Level:** in garage

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Freezer,Gas Range,Microwave,Refrigerator,Water Purifier

Building Details



**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1190.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Santa Barbara

**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 15(1-126)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Age Restrictions:** Yes

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

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

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Tax Code:** 223-06-1000

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, None



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520) 428-0444

**Listing Office Address:** 18745 S I-19 Frontage Rd Ste A, Green Valley, AZ 85614

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**Listing Member Phone:** (520) 312-4986

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Skylights,Walk In Closet(s),Water Purifier,Water Softener

**Sewer:** None

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Laundry:** Sink

**Main Cooling:** Ceiling Fans,Central Air,Gas

**Patio/Deck:** Covered

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Paved Street,Sidewalks,Street Lights

**Fireplace Location: Other:** None

**Assoc Amenities:**  
Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts,Volleyball Court

**Fireplace:** None

**Main Heating:** Forced Air,Gas Pac

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Coronado K-8

**Elementary School:** Painted Sky



## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

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

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

