



**\$295,500**

**140 W CALLE MELENDREZ, GREEN VALLEY,  
AZ 85614, USA**

<https://rehomes.us>

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

What a unique find – 2 bedroom, 2 baths and 2 living rooms with a huge backyard. This property is ready for your personal touches. Comes partially furnished with tons of storage in the 2-car garage and large closets in both bedrooms. Fantastic neighborhood. North/South Exposure and NO GVR (unless you want it!)



**Tamara Kempton**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1978

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** 103'x104'x103'x81'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 9500.00 sq ft

**MLS #:** 22312802

**Bathrooms Full:** 2

**List Number Main:** 22312802

**Municipality/Zoning:** Green Valley - C13

**Township:** 18

## Description

**Legal Description:** Green Valley Country Club Vistas Lot 24

## Rooms

**Sauna Level:** Continental Elementary School District #39

**Kitchen Features:** Countertops: tile

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Refrigerator

**Laundry Level:** workshop

**Kitchen Features:** Appliance Color: White

**Extra Room:** None

## Building Details

**Lot Features:** Adjacent to Alley,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1282.95 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Green Valley Country Club Vistas(1-229)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** Level,Roll-In Shower

**Section:** 2

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, None

**Special Listing Conditions:** Probate/Estate

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** American Home Shield

**Assessments:** \$0

**Community:** Country Club Vistas

**Tax Code:** 304-16-1000

**Property Disclosures:** Affidavit of Disclosure,Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Copper View Realty, LLC

**Listing Office Address:** 115 W Esperanza, Suite 115, PO Box 1747, Green Valley, AZ 85622

**Listing Member Phone:** (520) 403-8231

**Listing Office Phone:** (520) 777-3646

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

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## Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Furnished,Skylight(s)

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Shower Only

Pool: Conventional: No

Fireplace: Wood Burning

Main Heating: Heat Pump

Pool: None

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: None

Neighborhood Feature: Paved Street,Sidewalks

Fireplace Location: Other: Living Room

Laundry: Dryer,Storage,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Security: Smoke Detector(s)

Water: Water Company

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Optional

Elementary School: Continental

Middle School: Continental

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Amt (Monthly): \$3

Association & Fees: HOA Payment Frequency: Annually

