



**\$375,000**

**14013 N TRADE WINDS WAY, ORO VALLEY,  
AZ 85755, USA**

<https://rehomes.us>

Charming 2BD/2BA (1190sf) home in Sun City 55+ community. This Mariposa model features inviting living room, separate dining area, quartz counters, stainless steel appliances, split bedroom floorplan, newer HVAC unit, 9-foot ceilings & an abundance of windows to make it bright & cheery. Primary suite has ensuite bath with large walk-in closet & spacious shower. [...]

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



**Lisa Bayless**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1992

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 50'x95'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4723.00 sq ft

**MLS #:** 22408561

**Bathrooms Full:** 2

**List Number Main:** 22408561

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

**Township:** 11

Description

**Legal Description:** From Parcel: 223060010 /Sun City Vistoso Unit 15 Lot 92

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Closet

**Kitchen Features:** **Appliance Color:** Stainless

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

**Extra Room:** None

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Lazy Susan,Microwave,Refrigerator

Building Details

**Lot Features:** Subdivided

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

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 1190.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block,Wrought Iron

**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:** Sun City Vistoso Unit 15(1-126)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 20

**Attribution Contact:** 520-668-8293

**Tax Code:** 223-06-0930

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 665-3004

**Listing Office Phone:** (520) 918-6500

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



---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Foyer,High Ceilings 9+,Plant Shelves,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** None

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

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Exercise Facilities,Jogging/Bike Path,Pool,Putting Green,Rec Center,Shuffle Board,Tennis Courts

**Fireplace Location: Other:** None

**Laundry:** Dryer,In Garage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**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:** 2023

**Association & Fees: HOA Amt (Monthly):** \$196

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

