



**\$415,000**

**14044 N TRADE WINDS WAY, ORO VALLEY,  
AZ 85755, USA**

<https://rehomes.us>

Welcome to your new home in Sun City Oro Valley. This charming 1,190 sq. ft. Mariposa Model offers breathtaking views of the Catalina Mountains! As you step inside, you'll find a spacious living area perfect for relaxation or entertaining guests. The top quality eat in kitchen boasts new cabinetry, stainless appliances and plenty of storage, [...]

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



**Jennifer Shuffelbottom**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1992

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 5663.00 sq ft

**MLS #:** 22416725

**Bathrooms Full:** 2

**List Number Main:** 22416725

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

**Township:** 11

Description

**Legal Description:** From Parcel:223060010/Sun City Vistoso Unit 15 Lot 0018

Rooms

**Sauna Level:** Amphitheater

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

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Gas Oven,Microwave,Refrigerator

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

**Extra Room:** None

Building Details

**Lot Features:** Corner Lot,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1190.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Low Care,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Accessibility Option:** None

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Tax Code:** 223-06-0190

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

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

**Listing Member Phone:** (520) 262-1785

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

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s)

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Pickleball,Pool,Racquetball,Shuffle Board,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower Only

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Coronado K-8

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## Fees and Taxes



**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$197

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

