



\$687,000

1420 W COOL BREEZE CT, TUCSON, AZ 85737, USA

<https://rehomes.us>

Ever changing full Catalina Mountain Views in this 5BR in Mint move in condition. 15' ceilings with Viga Beamed ceiling and newer saltillo tile floors, a lovely & stylish backdrop for your modern way of living. The clearstory windows in the formal dining room creates a pleasantly bright atmosphere even on cloudy days. All new [...]

- 5 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



Eileen Eagar

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1990

Days On Market: 4

County: Pima

Lot Acres: 0.29 acres

Lot Dimensions: 53.36 x 165.69 x 160 x 131.78

View: City,Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 12843.00 sq ft

MLS #: 22402069

Bathrooms Full: 3

List Number Main: 22402069

Municipality/Zoning: Tucson - PAD

Township: 12

Description

Legal Description: Lot 6 Canada Hills Village 9C

Rooms

Sauna Level: Amphitheater

Kitchen Features: Countertops: quartz

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room,Great Room

Kitchen Features: Convection Oven,Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Gas Cooktop,Island,Warming Drawer

Dining Areas: Other: Outdoor BBQ & dining

Kitchen Features: Pantry: Cabinet

Extra Room: Other: 3rd car gar enclosed

Extra Room: Rec Room

Building Details



Lot Features: Borders Common Area,Cul-De-Sac,East/West Exposure,Elevated Lot,Hillside Lot

of Carport Spaces: 0.00

Floor Covering: Other: Saltillo

Main House SqFt: 2892.00 sq ft

Stories: Multi/Split

Fence: Masonry

Garage/Carport Feat: Electric Door Opener,Separate Storage Area

Basement: Yes

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Santa Fe

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: Canada Hills - Village 9C (1-39)

Landscape - Front: Other: Desert Plantings

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$450

Home Protection: Plan By: AHS

Assessments: \$0

Community: Canada Hills

Tax Code: 224-24-1930

Property Disclosures: Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Canada Hills Master

Accessibility Option: Entry,Wide Hallways

Section: 10

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up - Reflect, None

Listing Office



ListingOfficeName: Coldwell Banker Realty

Listing Office Phone: (520) 352-2700

Listing Office Address: 11165 N La Canada Dr
#175, Oro Valley, AZ 85737

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

Listing Member Phone: (520) 352-2700

Units Information

Unit Level: 3

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Exposed Beams,Walk In Closet(s),Water Purifier

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Separate Shower(s),Soaking Tub

Patio/Deck: Other: Flagstone, BBQ, Pond

Laundry: Laundry Room

Main Cooling: Heat Pump

Patio/Deck: Balcony,Deck,Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ,BBQ-Built-In,Native Plants,Outdoor Kitchen,Waterfall/Pond

Neighborhood Feature: Athletic Facilities,Golf,Jogging/Bike Path,Park,Pickleball,Pool,Rec Center,Sidewalks,Tennis Courts,Walking Trail

Fireplace Location: Other: Family Room,Living Room

Pool: Conventional: No

Fireplace: Bee Hive

Main Heating: Natural Gas

Security: None

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Ironwood Ridge

Middle School: Wilson K-8

Elementary School: Wilson K-8





Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$42.30

Assoc Fees Includes: Common Area Maint,Street
Maint

Association & Fees: HOA Payment Frequency:
Annually

