



**\$788,000**

**1441 W COOL BREEZE CT, ORO VALLEY, AZ  
85737, USA**

<https://rehomes.us>

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

Gracious, sophistication in this elegant five-bedroom, four-bathroom home with 1st Floor Primary had been destined as the best with no expenses spared. Interiors Sleek & Modern featuring the finest materials and finishes. Grandeur & elegance, perfect for entertaining with plenty of room for socializing and relaxing. Wolf Induction 5 burner cook-top, Mixer lift Cabinet, Double [...]



**Gabrielle Feinholtz**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 1994

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.37 acres

**Lot Dimensions:** Irregular

**View:** City,Mountains,Residential,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 16117.00 sq ft

**MLS #:** 22322860

**Bathrooms Full:** 3

**List Number Main:** 22322860

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

**Township:** 12

Description

**Legal Description:** Canada Hills Village9C Lot 3

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Induction Cooktop,Island,Microwave,Refrigerator,Wine Cooler

**Kitchen Features:** **Countertops:** Quartz

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

**Extra Room:** None

Building Details



**Lot Features:** Cul-De-Sac,Elevated Lot,Hillside Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3167.00 sq ft

**Stories:** Two

**Fence:** Masonry,Stucco Finish,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Concrete, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

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

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Canada Hills Village

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Canada Hills

**Tax Code:** 224-24-1900

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-742-5674

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Chip/Seal

**Technology:** Tile, Alarm System,High Speed Internet



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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 745-4545

**Listing Office Address:** 5460 E. Broadway #350,  
Tucson, AZ 85711

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

**Listing Member Phone:** (520) 603-5899

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## Amenities & Features

**Interior Features:** Central Vacuum,Dual Pane  
Windows,High Ceilings 9+

**Exterior Features:** Native Plants,Plantation  
Shutters,Waterfall/Pond

**Sewer:** Connected

**Neighborhood Feature:** Golf,Rec Center

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

**Fireplace Location: Other:** Living Room,Patio

**Water: Other:** Oro Valley

**Pool: Conventional:** Yes

**Spa: Other:** Above Ground Spa

**Laundry:** Dryer,Laundry Room,Storage,Washer

**Fireplace:** Gas

**Main Cooling:** Central Air,Zoned

**Main Heating:** Forced Air,Zoned

**Patio/Deck:** Covered

**Security:** Alarm Installed,Security  
Lights,Smoke Detector(s)

**Spa:** Hot Tub, Hot Tub

**Water:** Water Company

**Water Heater:** Natural Gas

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Wilson K-8

**Elementary School:** Wilson K-8

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## Fees and Taxes



