



**\$310,000**

**14582 S SUMAC DR, SAHUARITA, AZ 85629, USA**

<https://rehomes.us>

Best priced single story home currently available in Rancho Sahuarita. Open concept three bedroom floorplan with a den that could easily be converted to a 4th bedroom or used as an office space or exercise area. No rear neighbors! Perfectly situated 1/3 of a mile west of the soccer fields, rock climbing wall, skate park, [...]

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



**Matt Bowen**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Approx 43' x 111' x 56' x 110'

**View:** Residential,Wooded

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5663.00 sq ft

**MLS #:** 22408974

**Bathrooms Full:** 2

**List Number Main:** 22408974

**Municipality/Zoning:** Sahuarita - PR3

**Township:** 17

Description

**Legal Description:** Presidio De Las Montanas Lot 95

Rooms

**Sauna Level:** Sahuarita

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:** Pantry: Closet

**Extra Room:** Den

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1560.00 sq ft

**Stories:** One

**Fence:** Block

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

**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:** Presidio De Las Montanas

**Landscape - Front: Other:** Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** Rancho Sahuarita

**Tax Code:** 303-06-8540

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

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

**Special Listing Conditions:**  
None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:**  
Yes

**Accessibility Option:** None

**Section:** 1

**Fire Protection:**  
Subscription

**Range:** 13.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Listing Office **Phone:** (520) 625-1112  
Coldwell Banker  
Realty

**Listing Office Address:** 180 W.  
Continental #100,  
Green Valley, AZ  
85622

**Listing Office Url:**  
[http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid\\_3118/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing Member Phone:** (520)  
463-3883



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## Amenities & Features

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

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Jogging/Bike Path,Lake,Park,Pickleball,Pool,Rec Center,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts,Volleyball Court

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Patio

**Security:** Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuarita

**Elementary School:** Sahuarita

**Middle School:** Sahuarita

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$128

