



**\$520,000**

**1465 W VIA VENTAJOSA, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

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

Introducing a custom home nestled on a picturesque 1.2 acre lot in the sought-after community of Rancho Buena Vista. This residence boasts 3 spacious bedrooms, 2.5 bathrooms and an extended garage. Brand new carpet throughout. Enjoy the epitome of outdoor living with a sparkling pool and views of the Santa Rita Mountains. Conveniently located near [...]



**Shannon Matlock**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 1.20 acres

**Lot Dimensions:** 236x224x237x219

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 52272.00 sq ft

**MLS #:** 22321223

**Bathrooms Full:** 2

**List Number Main:** 22321223

**Municipality/Zoning:** Sahuarita - GR1

**Township:** 17

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## Description

**Legal Description:** PTN W226.27' E526.27' N236.09' S2036.09' NE4 SE41.20 AC SEC 22-17-13

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## Rooms

**Sauna Level:** Sahuarita

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

**Extra Room:** None

**Laundry Level:** Refrigerator

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

**Kitchen Features:** Dishwasher, Refrigerator

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## Building Details

**Lot Features:** North/South  
Exposure, Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2450.00 sq ft

**Stories:** One

**Fence:** Slump Block

**Garage/Carport Feat:** Attached Garage  
Cabinets, Electric Door Opener, Extended Length

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Rancho Buena Vista (1-29)

**Landscape - Front: Other:** Desert Plantings,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Rancho Buena Vista H

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 22

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, None

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-591-6740

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Rancho Buena Vista

**Tax Code:** 303-41-047J

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Member Phone:** (520) 668-4539

**Listing Office Phone:** (520) 275-4077

**Listing Office Url:** <http://omnihomesinternational.com>



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Water Softener

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** Solar Pool Heater

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Sewer:** Septic

**Primary Bathroom Features:** Bidet,Double Vanity,Soaking Tub

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuarita

**Middle School:** Wrightson Ridge

**Elementary School:** Wrightson Ridge

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

**Association & Fees: HOA Amt (Monthly):** \$11

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

