



**\$4,900,000**

## **1535 TORTOLITA MOUNTAIN CIR, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

Architect Kevin B. Howard, Lot 287 Stone Canyon speaks for itself. Nothing compares to the brilliant architecture and stone outcroppings in this unique environment. For those seeking the finest in location, design and quality that dazzles your senses, look no further. The ultimate Great Room, Family/Entertainment Room, Home Office/Study. Theatre/Sitting Room. Expansive Owner's Suite with [...]

- 4 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active



**Nancy Mancuso**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 2024

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 1.41 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 61435.00 sq ft

**MLS #:** 22400357

**Bathrooms Full:** 5

**List Number Main:** 22400357

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

**Township:** 11

Description

**Legal Description:** Stone Canyon IV Lot 287

Rooms

**Sauna Level:** Amphitheater

**Extra Room:** **Other:** Theatre

**Extra Room:** Exercise Room,Office,Studio

**Dining Areas:** **Other:** Breakfast Area

**Dining Areas:** Great Room

**Kitchen Features:** Refrigerator

Building Details

**Lot Features:** Adjacent to Wash,Corner Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 5400.00 sq ft

**Stories:** Two

**Fence:** Masonry,Stucco Finish,Wire

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

**Floor covering:** Carpet, Engineered Wood, Stone

**Construction:** Concrete Block,Frame - Stucco,Steel Frame

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** New Construction



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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. **Special Listing Conditions:** None

**Subdivision Name:** Stone Canyon IV

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Vistoso-Stone Canyon

**Tax Code:** 219-05-0240

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Pre-Wired Srnd Snd

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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 419-9275

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## Units Information

**Unit Level:** 2



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## Amenities & Features

**Exterior Features:** BBQ

**Neighborhood Feature:** Gated,Golf,Paved Street,Pool,Putting Green,Rec Center,Tennis Courts

**Fireplace Location: Other:** Great Room, Outdoor

**Laundry:** Laundry Room

**Fireplace:** Gas

**Main Heating:** Electric,Zoned

**Security:** Prewired

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** House

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity

**Pool: Conventional:** Yes

**Green Features:** Heating/Cooling

**Main Cooling:** Gas,Heat Pump,Zoned

**Patio/Deck:** Patio

**Spa:** Conventional, Conventional

**Water Heater:** Electric,Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Coronado K-8

**Elementary School:** Painted Sky

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## Fees and Taxes

**Tax Year:** 2021

**Assoc Fees Includes:** Gated Community

**Association & Fees: HOA Amt (Monthly):** \$268

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

