



\$669,000

**1540 W CANADA VERDE DR, TUCSON, AZ
85704, USA**

<https://rehomes.us>

Welcome to this contemporary ranch home situated on an elevated 1.15 acre cul-de-sac lot amidst natural desert & beautiful mountain views in the coveted Casas Adobes community. Surrounded by Saguaros, palo verde & mesquite trees, you'll feel like you're in the country while only moments away from amenities. With no HOA restrictions, this property has [...]

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



Melissa Rich



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 4 beds
Bathrooms: 3.00 baths	Lot size: 50101.00 sq ft
Year built: 1979	MLS #: 22404328
Days On Market: 4	Bathrooms Full: 3
County: Pima	List Number Main: 22404328
Lot Acres: 1.15 acres	Municipality/Zoning: Pima County - CR1
Lot Dimensions: Irregular	Township: 12
View: Desert,Mountains,Residential,Sunrise,Sunset	

Description

Legal Description: Canada Verde Lot 34

Rooms

Sauna Level: Amphitheater	Kitchen Features: Countertops: Quartz
Kitchen Features: Pantry: Cabinet	Kitchen Features: Appliance Color: Stainless
Dining Areas: Breakfast Nook,Dining Area	Extra Room: None
Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Lazy Susan,Microwave	

Building Details



Lot Features: Cul-De-Sac,Elevated Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2160.00 sq ft

Stories: One

Fence: View Fence,Wrought Iron

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

Floor covering: Carpet, Laminate, Wood

Construction: Frame - Stucco,Slump Block

of Garage Spaces: 2.00

Style: Ranch

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 Verde(1-39)

Landscape - Front: Other: Decorative Gravel,Natural Desert,Shrubs,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Natural Desert,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: None

Section: 22

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up, None

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 225-07-0800

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 406-0689

Listing Office Phone: (520) 318-5290

Listing Office Url:

<https://www.tierraantigua.com/>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Skylights,Split Bedroom Plan,Walk In Closet(s)

Sewer: Septic

Primary Bathroom Features: 2 Primary Baths,Double Vanity,Exhaust Fan,Shower Only

Water: Other: Metro Water

Laundry: Electric Dryer Hookup,Laundry Room

Main Cooling: Ceiling Fans,Central Air,Gas

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Native Plants

Neighborhood Feature: Paved Street

Fireplace Location: Other: Living Room

Pool: Conventional: No

Fireplace: Wood Burning

Main Heating: Gas Pac,Natural Gas

Security: Carbon Monoxide Detectors,Smoke Detector(s)

Water: Water Company

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Elementary School: Mesa Verde

Middle School: Cross

Fees and Taxes

Tax Year: 2023

