



**\$257,900**

**15954 S AVENIDA CANICA, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

Looking for a desert sanctuary?! This adorable 2 bedroom, 1 bath property in Rancho Resort is the one! Close to the beautiful community center and pool! It's on a larger lot with no neighbors to the rear, and backs up to the hiking trail. 2 car garage. NO CARPET!! Upgraded with luxury, "pet proof" wood [...]

- 2 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Erin Thompson**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 2017

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.07 acres

**Lot Dimensions:** 51-57-51-58

**View:** Desert,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 2919.00 sq ft

**MLS #:** 22314482

**Bathrooms Full:** 1

**List Number Main:** 22314482

**Municipality/Zoning:** Pima County - SP

**Township:** 17

## Description

**Legal Description:** Rancho Resort Lot 282A Sq20163540081

## Rooms

**Sauna Level:** Sahuarita

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

**Dining Areas:** Dining Area

**Kitchen Features:** Convection Oven,Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Stove,Garbage Disposal,Gas Range,Microwave,Refrigerator,Water Purifier

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** None

## Building Details



**Lot Features:** East/West  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 982.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Ceramic Tile, Vinyl

**Construction:** Frame - Stucco,Wood Frame

**# of Garage Spaces:** 2.00

**Style:** Santa Fe

**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 Resort (1-326)

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

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$100

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Resort

**Tax Code:** 303-75-5990

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,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

**Association & Fees: HOA Name:**  
Rancho Resort

**Accessibility Option:** None

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm  
System,Cable TV,High Speed  
Internet,Telephone

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## Listing Office



**ListingOfficeName:** Omni Homes International

**Listing Office Phone:** (520)  
474-1711

**Listing Office Address:** 7189 E Tanque Verde Rd,  
Tucson, AZ 85715

**Listing Member Phone:** (520)  
286-7909

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,Furnished,Low Emissivity Windows,Split  
Bedroom Plan,Water Purifier

**Neighborhood Feature:** Exercise  
Facilities,Gated,Park,Pickleball,Pool,Putting Green,Rec  
Center,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Tankless Water Htr

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom  
Features:** Double Vanity

**Pool: Conventional:** No

**Laundry:** Energy Star  
Qualified Dryer,Energy Star  
Qualified Washer,Laundry  
Closet

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

**Patio/Deck:** Covered

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuarita

**Elementary School:** Copper View

**Middle School:** Sahuarita

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## Fees and Taxes



**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Gated  
Community,Street Maint

**Association & Fees: HOA Amt  
(Monthly):** \$175

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

