



**\$976,637**

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

**15952 N STRADA CATANIA, TUCSON, AZ 85739, USA**

<https://rehomes.us>

AMAZING CATALINA MOUNTAIN VIEWS! OPEN GREAT ROOM DESIGN. LIGHT & BRIGHT SAGUARO PLAN. SPLIT BEDROOM FLOORPLAN. GOURMET KITCHEN WITH BREAKFAST BAR. SOFT CLOSE CABINETS/DRAWERS. 8 FT INTERIOR DOORS. EXTENDED PATIO. BBQ GAS STUB. PRE-PLUMB SOFT WATER LOOP. 12"X 24" TILE.



**Sheila Chonis**

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2024

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.83 acres

**Lot Dimensions:** 170 X 191 X 131 X 180

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 36155.00 sq ft

**MLS #:** 22412696

**Bathrooms Full:** 2

**List Number Main:** 22412696

**Municipality/Zoning:** Catalina - GR1

**Township:** 11

Description

**Legal Description:** ARCADIA SQ20213500126 LOT 73

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Oven,Gas Range,Island

**Kitchen Features: Countertops:** Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

Building Details



**Lot Features:** East/West Exposure **Garage/Carport Feat:** Additional Garage,Attached Garage/Carport  
**# of Carport Spaces:** 0.00 **Floor covering:** Carpet, Ceramic Tile  
**Basement:** No **Construction:** Frame  
**Main House SqFt:** 2359.00 sq ft **# of Garage Spaces:** 3.00  
**Stories:** One **Style:** Ranch  
**Fence:** Block **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.

**Subdivision Name:** Arcadia

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs

**Horse Property:** No

**Builder/New Constr.: Builder License #:** 310-200

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Fairfield Homes

**Home Protection: Plan By:** 2-10 Builder

**Assessments:** \$0

**Community:** None

**Tax Code:** 222-29-0340

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Builder/New Constr.: Builder Warranty:** limited

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Pre-Wired Srnd Snd,Surround Sound

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## Listing Office



**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 284-9977

**Listing Office Address:** 18767 S Nogales Highway Ste 125, Green Valley, AZ 85614

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 977-3447

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air

**Patio/Deck:** Covered,Slab

**Security:** Prewired

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Gated

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Coronado K-8

**Elementary School:** Coronado K-8



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## Fees and Taxes

**Tax Year:** 2021

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

**Association & Fees: HOA Amt  
(Monthly):** \$100

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

