



**\$904,751**

**15972 N STRADA CATANIA, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

AMAZING CATALINA MOUNTAIN VIEWS! Huge lot with beautiful  
NEW 3 bedroom, 2.5 bath, 3 car garage. Nestled near the base of  
the Catalina mountains in a new home community. This home  
includes Gourmet kitchen, soft close cabinets and drawers, large  
6 x 36 tile flooring and huge picture windows to capture the  
Catalina Mountains. This [...]

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



**Lia Martinez**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2024

**Days On Market:** 46

**County:** Pima

**Lot Acres:** 0.87 acres

**Lot Dimensions:** 185 x 205 x 210 x 190 approx

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 37899.00 sq ft

**MLS #:** 22412074

**Bathrooms Full:** 2

**List Number Main:** 22412074

**Municipality/Zoning:** Catalina - GR1

**Township:** 11

## Description

**Legal Description:** Arcadia SQ20213500126 LOT 74

## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Dining Area

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

**Kitchen Features:**

**Countertops:** Quartz

**Extra Room:** Den

## Building Details

**Lot Features:** Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2108.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Additional Garage,Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Ranch

**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

**Builder/New Constr.: License Status:** Active

**Landscape - Rear:** Other: None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** Public Report

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

**Direction:** N

**Horse Facilities:** No

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

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 222-29-0010

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 3300 E Sunrise Dr. #50, Tucson, AZ 85718

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

**Listing Member Phone:** (602) 214-4314

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## Units Information



Unit Level: 1

Amenities & Features

<b>Interior Features:</b> Foyer,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Gated	<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Shower Only
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Laundry Room	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans Pre-Wired,Gas	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered,Slab	<b>Security:</b> Gated,Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> None
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

Nearby Schools

<b>High School:</b> Ironwood Ridge	<b>Middle School:</b> Coronado K-8
<b>Elementary School:</b> Coronado K-8	

Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$100	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

