



\$299,950

**16008 S AVENIDA CANICA, SAHUARITA, AZ
85629, USA**

<https://rehomes.us>

Don't miss your chance to own this gorgeous 1388 square foot home located in the gated, Active Adult Community of Rancho Resort in Sahuarita. This home boasts a split floor plan with 2 bedrooms, 2 baths, a den, plus 2-car garage. Step inside to find a modern kitchen that opens to the dining room and [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



Robert Norwood

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2018

Days On Market: 16

County: Pima

Lot Acres: 0.07 acres

Lot Dimensions: 39.60' x 50.50' x 40.00' x 50.54'

View: Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 2925.00 sq ft

MLS #: 22409941

Bathrooms Full: 2

List Number Main: 22409941

Municipality/Zoning: Sahuarita - SP

Township: 17

Description

Legal Description: RANCHO RESORT LOT 275ASQ20163540081EXC MINERAL RIGHTS BELOW 30-FT

Rooms

Sauna Level: Sahuarita

Kitchen Features: **Pantry:** Closet

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

Appliance Color: Stainless

Extra Room: Den

Kitchen Features: Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Microwave,Refrigerator,Reverse Osmosis

Building Details



Lot Features: Adjacent to Wash,Borders
Common Area,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1388.00 sq ft

Stories: One

Fence: None

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco,Stucco Finish

of Garage Spaces: 2.00

Style: Contemporary

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: Rancho Resort (1-326)

Landscape - Front: Other: Desert Plantings,Flower Beds,Shrubs,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: Rancho Resort

Accessibility Option: Level

Section: 11

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Flower Beds,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: Rancho Resort

Tax Code: 303-75-5920

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Sunset View Realty, LLC

Listing Office Address: 2409 E. Wrightson View Drive,
Green Valley, AZ 85614

Listing Office Phone: (520)
444-0489

Listing Member Phone: (520)
460-6875

Units Information

Unit Level: 1

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Shower Only

Patio/Deck: Other: Sun Patio

Assoc Amenities: Clubhouse,Park,Pickleball,Pool,Spa/Hot Tub,Tennis Courts

Fireplace: None

Main Heating: Electric,Forced Air,Heat Pump

Pool: None

Spa: None, None

Water Heater: Energy Star Qualified Water Heater,Natural Gas,Tankless Water Htr

Gas: Natural

Exterior Features: Fountain

Neighborhood Feature: Exercise Facilities,Gated,Park,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Tennis Courts

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver

Security: Carbon Monoxide Detectors,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools



High School: Sahuarita
Elementary School: Sahuarita

Middle School: Sahuarita

Fees and Taxes

Tax Year: 2023	Assoc Fees Includes: Common Area Maint,Gated Community,Street Maint
Association & Fees: HOA Amt (Monthly): \$180	Association & Fees: HOA Payment Frequency: Monthly

