



## 16036 S AVENIDA CANICA, SAHUARITA, AZ 85629, USA

<https://rehomes.us>

Discover your ideal home in the gated Rancho Resort 55+ community of Sahuarita. This well-designed 952 sq ft residence features 2 bedrooms and 1 bathroom, making it suitable for both seasonal visitors and year-round residents. Enter through a large covered front porch into a separate entry hall that opens up to an inviting living room [...]



**Maritza Santacruz**

**\$250,000**

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



### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 2018

**Days On Market:** 30

**County:** Pima

**Lot Acres:** 0.09 acres

**Lot Dimensions:** irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 3799.00 sq ft

**MLS #:** 22414243

**Bathrooms Full:** 1

**List Number Main:** 22414243

**Municipality/Zoning:** Sahuarita - SP

**Township:** 17

Description

**Legal Description:** Rancho Resort Lots 226A-286A/271A

Rooms

**Sauna Level:** Sahuarita

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

**Dining Areas:** Dining Area

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

**Kitchen Features:**  
**Countertops:** granite

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

**Extra Room:** None

Building Details



**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 952.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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 Phase 111 (1-205)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** Yes

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

**Association & Fees: HOA Telephone:** 520-877-4660

**Accessibility Option:** Level

**Assessments:** \$0

**Community:** Rancho Resort

**Tax Code:** 303-75-5880

**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

**Electric: Electric Company:** Trico

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Association Arizona

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet



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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:** (520) 444-0767

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Water Softener

**Neighborhood Feature:** Exercise Facilities,Gated,Lighted,Park,Pickleball,Sidewalks,Spa,Street Lights

**Fireplace Location: Other:** None

**RV Parking: Other:** near clubhouse

**Laundry:** Dryer,Laundry Room,Washer

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

**Patio/Deck:** None

**Spa:** None, None

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

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

**Assoc Amenities:** Clubhouse,Laundry,Maintenance,Park,Pool,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

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

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## 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

