

## All Homes feature:

### **Custom Crafted Features**

- High Efficiency Vinyl windows
- Fiberglass entry door with handles and deadbolt
- Interior raised panel doors and levers
- Vaulted ceilings (per plan)
- Rounded Interior vertical corners (including windows)
- Recessed cans in the kitchen
- 4 ceiling fan prewires
- Prewired for multi-media network system
- Shingle Roof with 30 year warranty on shingles
- Two-tone exterior paint
- Engineered Post Tension foundation
- Covered patio
- Front and rear hose bibs
- Smoke/carbon monoxide detectors
- Finished garage
- Insulated Garage door with opener
- 200 AMP electrical service
- Concrete Apron 10'

- Pressure balanced anti-scald valve at shower and tub

### **Energy Efficient Features**

- High performance vinyl windows with Argon Low-E glass
- Stucco insulated exterior wall
- Energy efficient R-38 insulation in ceilings
- 40 gallon electric water heater and electric furnace
- PEX pipe for fresh water (lead free)
- Pre-Plumbed for On-demand recirculation pump
- Energy efficient 14 Seer air conditioning
- Programmable thermostat

### **Optional Features**

- Bay windows
- Custom closets
- Window treatments
- Rain gutters
- Fireplace, pellet stove

**\$388,240**

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

## **1616 S CANYON OVERLOOK TRAIL, BENSON, AZ 85602, USA**

<https://rehomes.us>

BUILD YOUR DREAM home in 8-10 months. Have your dream home built on approximately 1+ acres with gorgeous views. Custom Features include: High efficiency vinyl windows, Vaulted ceilings, covered patios, hardwood kitchen cabinets and so much more. Tons of upgrades available. Lots are 30 minutes from Tucson or Sierra Vista. Multiple floor plans. Other lots [...]



**Tara Finch**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2023  
**Days On Market:** 111  
**County:** Cochise  
**Lot Acres:** 1.02 acres  
**Lot Dimensions:** TBD

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 44431.00 sq ft  
**MLS #:** 22305352  
**Bathrooms Full:** 2  
**List Number Main:** 22305352  
**Municipality/Zoning:** Cochise - Call  
**View:** Mountains

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## Description

**Legal Description:** Cottonwood Highlands Lot 95

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## Rooms

**Sauna Level:** St. David

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

**Dining Areas:** Breakfast Bar, Great Room

**Kitchen Features:** Dishwasher, Electric Range, Garbage Disposal, Microwave, Refrigerator

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details

**Lot Features:** East/West Exposure, North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2110.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Concrete

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** N/A

**Landscape - Front: Other:** Natural Desert

**Horse Property:** No

**Electric: Electric Company:** SSVEC

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

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

**Driveway:** To Property Line

**Community:** None

**Tax Code:** 124-77-301

**Road Type:** Dirt

**Technology:** Shingle, None

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Assessments:** \$3,750

**Fire Protection:** Included in Taxes

**Property Disclosures:** Affidavit of Disclosure, Flood Plain, Military Airport Vcty, Public Airport Vcty

**Road Maintenance:** Owner Maintenance

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

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## Listing Office

**ListingOfficeName:** Haymore Real Estate, LLC

**Listing Office Address:** 143 S Quarter Horse Ave, Benson, AZ 85602

**Listing Member Phone:** (520) 904-0204

**Listing Office Phone:** (520) 904-0204

**Listing Office Url:** <http://www.>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Separate Shower(s)

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Electric

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered

**Security:** None

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** St. David

**Elementary School:** St. David

**Middle School:** St. David

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## Fees and Taxes

**Tax Year:** 2021

