



**\$340,000**

**1639 W CAMINO ACIERTO, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

Lovely 3 bed/2 bath/2 car garage, split plan w vaulted ceilings in quiet, well maintained community. Simple, spacious backyard faces south w large shade tree. Low HOA. Anamax park 5 min away w 2 dog parks, playgrounds, baseball fields & more. Shopping & dining 5 min away. Breakfast bar in kitchen w family area & [...]

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



**Sylvia Berman**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.21 acres

**Township:** 17

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9148.00 sq ft

**MLS #:** 22321751

**Bathrooms Full:** 2

**List Number Main:** 22321751

**Municipality/Zoning:** Sahuarita - PR3

**View:** Desert,None,Panoramic,Rural

## Description

**Legal Description:** COLONIAS LA CANADA LOT 68

## Rooms

**Sauna Level:** Sahuarita

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Gas Cooktop,Lazy Susan,Microwave,Refrigerator

**Kitchen Features:** Countertops: Laminate

**Extra Room:** None

## Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet

**Floor Covering: Other:** Linolium

**Main House SqFt:** 1695.00 sq ft

**Stories:** One

**Fence:** Block

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

**Roof: Other:** Asphalt

**Basement:** No

**Construction:** Masonry Stucco,Stucco Finish,Wood Frame

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Southwestern

**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:** Colonias La Canada (1-82)

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

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520 237-8158

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Shingle, Alarm System,Cable TV,None,Telephone

**Special Listing Conditions:** Probate/Estate

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Colonias La Canada

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Colonias La Canada

**Tax Code:** 303-49-0880

**Property Disclosures:** None

**Road Maintenance:** County

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

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## Listing Office

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Address:** 7481 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Phone:** (520) 505-3000

**Listing Member Phone:** (520) 745-2652



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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,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub,Shower Only

**Pool: Conventional:** No

**Laundry:** None

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** BBQ,Shed

**Neighborhood Feature:** Park

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**Fireplace:** None

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Energy Star Qualified Water Heater,Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sahuarita

**Elementary School:** Sahuarita

**Middle School:** Sahuarita

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## Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$18

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint

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

