



**\$525,000**

## **1641 E MINGUS LN, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

This special, expanded Durango Model home in Sun City Oro Valley is truly one of a kind! It boasts 2 Bedrooms, 2 Bath's, a sunny & bright office, an open-great room floor plan plus a backyard oasis w/sparkling pool, rock waterfall & extended patio spaces. The chef's kitchen is a delight, featuring a large island [...]

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



**Barbara Kittelson**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1987

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 9235.00 sq ft

**MLS #:** 22323423

**Bathrooms Full:** 2

**List Number Main:** 22323423

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

Description

**Legal Description:** From Parcel: 203013010/ Sun City Vistoso Unit 3 1-193

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Cabinet

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

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

**Kitchen Features:** Countertops: Granite

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Bonus Room,Den

Building Details



**Lot Features:** East/West  
Exposure,Previously Developed,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1754.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Sun City Vistoso Unit  
3(1-193)

**Landscape - Front: Other:** Decorative  
Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$370

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers,Level

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Tax Code:** 223-03-2070

**Property Disclosures:** Insurance Claims History  
Report,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Submit

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative  
Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** SUN CITY  
ORO VALLEY

**Home Protection: Plan By:** Fidelity

**Driveway:** Car(s) Pad,To Property Line

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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



---

## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 907-3393

**Listing Office Phone:** (520) 352-2700

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

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylights,Storage,Walk In Closet(s)

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** Great Room,Primary Bedroom

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** Gas

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

**Security:** Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Dryer,In Garage,Washer

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

**Patio/Deck:**  
Covered,Patio,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Coronado K-8





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$196

**Assoc Fees Includes:** Common Area Maint,Garbage Collection

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

