



\$569,500

**1734 W ACACIA BLUFFS DR, GREEN VALLEY,
AZ 85622, USA**

<https://rehomes.us>

Overlooking the Santa Rita Mountains guarantees splendid views from all around! This uniquely positioned home is nestled on 2 lots for the best optimal panoramic views! Extremely low care wrap around patio provides plenty of space to set up a spa or a fun game of corn hole. The front courtyard is an entertainers dream [...]

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



Michelle Metcalf

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2004

Days On Market: 48

County: Pima

Lot Acres: 0.27 acres

Lot Dimensions: 138 x 78 x 82.97 x 73.51 x 78.81

View: Mountains,Panoramic,Residential,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 11809.00 sq ft

MLS #: 22310391

Bathrooms Full: 2

List Number Main: 22310391

Municipality/Zoning: Pima County - CR5

Township: 18

Description

Legal Description: CANOA RANCH BLOCK 19 & 20 LOT 77CAGR D 0

Rooms

Sauna Level: Continental Elementary School District #39

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area

Kitchen Features: Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Exhaust Fan,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Arizona Room

Building Details



Lot Features: Borders Common Area,East/West Exposure,Elevated Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Stucco Finish,Wood Frame

of Garage Spaces: 2.00

Style: Mediterranean,Modern,Southwestern

Construction Status: Existing

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Over Height Garage,Separate Storage Area

Floor covering: Carpet, Ceramic Tile

Window Covering: Other: Plantation Shutters

Main House SqFt: 2226.00 sq ft

Stories: One

Fence: Block,Wrought Iron

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: Canoa Ranch Blocks 19 & 20

Landscape - Front: Other: Decorative Gravel,Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Satellite Dish,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: Wide Hallways

Community: Canoa Ranch

Tax Code: 304-69-1970

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional



Listing Office

ListingOfficeName: RE/MAX Select

Listing Office Phone: (520) 648-0511

Listing Office Address: 210 W Continental
Rd Ste 216A, Green Valley, AZ 85622

Listing Office Url:
<http://https://www.selectarizona.com>

Listing Member Phone: (520) 400-5735

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual
Pane Windows,ENERGY STAR Qualified
Windows,High Ceilings 9+,Low
Emissivity Windows,Non formaldehyde
Cabinets,Split Bedroom
Plan,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Separate
Shower(s),Soaking Tub

Water: Other: GV Water

Assoc Amenities: Park

Fireplace: Gas,Insert

Main Heating: Forced Air,Natural Gas

Security: Smoke Detector(s),Wrought
Iron Security Door

Water: Water Company

Gas: Natural

Exterior Features: Courtyard,Dog Run

Neighborhood Feature: Exercise
Facilities,Gated,Golf,Jogging/Bike Path,Paved
Street,Pickleball,Rec Center,Sidewalks,Tennis
Courts,Walking Trail

Fireplace Location: Other: Living Room,Patio

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Energy Star
Qualified Dryer,Energy Star Qualified Washer,Gas
Dryer Hookup

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Enclosed,Patio,Slab

Spa: None, None

Water Heater: Natural Gas

Guest Facilities: Quarters





Nearby Schools

High School: Optional

Middle School: Continental

Elementary School: Continental



Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint,Gated
Community,Street Maint

**Association & Fees: HOA Amt
(Monthly):** \$60

Association & Fees: HOA Payment Frequency: Annually

