



**\$350,000**

**1776 W VISTA RIDGE DR, GREEN VALLEY, AZ  
85622, USA**

<https://rehomes.us>

This 2 bedroom/2 bath, Living Room, Family Room plus Office has plenty of room for entertaining. Enjoy the Magnificent Sunrise & Sunsets only found in the desert, the front courtyard faces Mt Wrightson and is the perfect place for morning coffee, desert sunshine and mountain VIEWS! The spacious back yard has a built-in BBQ and [...]

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



**Jerry Hain**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1995

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.27 acres

**Lot Dimensions:** irregular

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 11848.00 sq ft

**MLS #:** 22409866

**Bathrooms Full:** 2

**List Number Main:** 22409866

**Municipality/Zoning:** Green Valley - TR

**View:** Mountains

Description

**Legal Description:** From Parcel:30428029A /San Ignacio Vistas Lot 42

Rooms

**Sauna Level:** Continental Elementary School District #39

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

**Extra Room:** Bonus Room,Office

**Kitchen Features: Appliance Color:** White

**Dining Areas:** Breakfast Nook,Formal Dining Room

**Kitchen Features: Pantry:** Closet

Building Details

**Lot Features:** Subdivided

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener,Separate Storage Area

**# of Carport Spaces:** 0.00

**Floor covering:** Ceramic Tile, Wood

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 1609.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Southwestern

**Fence:** Block

**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:** San Ignacio Vista

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Association & Fees: HOA Telephone:** 520-330-6087

**Accessibility Option:** None

**Community:** San Ignacio Vistas

**Tax Code:** 304-68-0460

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** San Ignacio Vistas

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 0.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Ceiling Speakers,Pre-Wired Srnd Snd,Pre-Wired Tele Lines,Smart Thermostat

---

## Listing Office

**ListingOfficeName:** Copper View Realty, LLC

**Listing Office Address:** 115 W Esperanza, Suite 115, PO Box 1747, Green Valley, AZ 85622

**Listing Member Phone:** (520) 870-9311

**Listing Office Phone:** (520) 777-3646

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



---

## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s)	<b>Exterior Features:</b> BBQ-Built-In,Courtyard,Native Plants
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Paved Street,Sidewalks
<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Dryer,Laundry Closet,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Ceiling Fans,Central Air
<b>Main Heating:</b> Natural Gas	<b>Patio/Deck:</b> Covered,Patio
<b>Pool:</b> None	<b>Security:</b> Prewired
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

---

## Nearby Schools

<b>High School:</b> Optional	<b>Middle School:</b> Continental
<b>Elementary School:</b> Continental	

---

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$48
<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually	

