



**\$489,900**

## **1871 W PLACITA CANOA AZUL, GREEN VALLEY, AZ 85622, USA**

<https://rehomes.us>

Experience the ultimate in peaceful desert living with this exquisite home situated in a top-notch 55+ retirement community. Designed with active retirees in mind, this house is a haven of style and comfort, boasting a prime location with breathtaking views of the Santa Rita Mountains and the verdant fairways of the Canoa Ranch Golf Course. [...]

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



**Laurie Lundeen**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2005

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 50x135x67x133

**View:** Golf Course,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7437.00 sq ft

**MLS #:** 22409309

**Bathrooms Full:** 2

**List Number Main:** 22409309

**Municipality/Zoning:** Green Valley - CR5

**Township:** 18

## Description

**Legal Description:** CANOA RANCH BLOCK 21 LOT 15

## Rooms

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

**Kitchen Features:** **Pantry:** Closet

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

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

**Kitchen Features:** **Countertops:** Corian

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Den

## Building Details



**Lot Features:** Borders Common Area,Elevated Lot,North/South Exposure,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile

**Window Covering: Other:** Remote Blinds

**Main House SqFt:** 2006.00 sq ft

**Stories:** One

**Fence:** Block,View Fence,Wrought Iron

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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:** Canoa Ranch Block 21 (1-60)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$275

**Association & Fees: HOA Telephone:** 508-246-3565

**Accessibility Option:** Level

**Community:** Canoa Ranch

**Tax Code:** 304-69-0730

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Canoa Vistas

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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



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## Listing Office

**ListingOfficeName:** Listing Office **Phone:** (520) 625-1112  
Coldwell Banker  
Realty

**Listing Office**  
**Address:** 180 W.  
Continental #100,  
Green Valley, AZ  
85622

**Listing Office Url:**  
[http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid\\_3118/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing Member**  
**Phone:** (520)  
256-4000

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## Amenities & Features

**Interior Features:** Ceiling  
Fan(s),Dual Pane  
Windows,Foyer,High Ceilings  
9+,Split Bedroom Plan,Walk In  
Closet(s)

**Sewer:** Connected

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

**Water: Other:** Green Valley  
Water

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-  
In,Courtyard,Fountain,Waterfall/Pond

**Neighborhood Feature:** Gated,Paved Street,Sidewalks

**Fireplace Location: Other:** Front Courtyard

**Patio/Deck: Other:** Front Courtyard

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Room,Washer

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

**Patio/Deck:** Enclosed,Patio,Screened

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

**Water:** Water Company

**Gas:** Natural

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## Nearby Schools



**High School:** Optional  
**Elementary School:** Continental

**Middle School:** Continental

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$55

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

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

