



**\$539,500**

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

## 1966 W DESERT HIGHLANDS DR, TUCSON, AZ 85737, USA

<https://rehomes.us>

Explore this inviting 4 BR split floor plan in Oro Valley's coveted Canada Hills Golf community. Enjoy the vaulted ceilings and panoramic windows framing mountain views. Entertain effortlessly with seamless indoor-outdoor flow to a patio overlooking a private yard with mature landscaping, pool, and ramada. The 4th BR/guest suite offers privacy with its own entrance. [...]



**Cindy Allred**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 31

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 72x120x73x130

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 8966.00 sq ft

**MLS #:** 22410859

**Bathrooms Full:** 3

**List Number Main:** 22410859

**Municipality/Zoning:** Tucson - PAD

**Township:** 12

Description

**Legal Description:** Canada Hills Village 19 lot 32

Rooms

**Sauna Level:** Amphitheater

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

**Extra Room:** None

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Range,Gas Cooktop,Microwave,Refrigerator

Building Details

**Lot Features:** Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2407.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.50

**Style:** Contemporary

**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:** Canada Hills - Village 19 (1-68)

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

**Horse Property:** No

**Electric:** Electric Company: TEPCO

**Driveway:** Paved: Concrete

**Subdivision Restrict:** Age Restrictions: No

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

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Special Listing Conditions:** Probate/Estate

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear:** Other: Artificial Turf,Flower Beds,Low Care,Shrubs

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: Yes

**Home Protection:** Offered: No

**Assessments:** \$0

**Community:** Canada Hills

**Tax Code:** 224-24-4700

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 241-4548

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## Units Information



Unit Level: 1

Amenities & Features

- Interior Features:** Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Softener

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

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** Quarters
- Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Dryer,Laundry Room,Sink,Washer

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

**Patio/Deck:** Covered,Patio,Ramada

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

Nearby Schools

- High School:** Ironwood Ridge

**Elementary School:** Wilson K-8
- Middle School:** Wilson K-8

Fees and Taxes

- Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$37.33
- Assoc Fees Includes:** Common Area Maint,Garbage Collection

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

