



\$469,000

**1985 W ACACIA BLUFFS DR, GREEN VALLEY,
AZ 85622, USA**

<https://rehomes.us>

You deserve this Beautiful Home with Casita. Upon entering the Wrought Iron Door into the Courtyard, you will realize that this home is worthy to be added to your Portfolio. The Casita is a Private Retreat for your guests, an Art Studio or Spiritual Sanctuary. Stepping into the Foyer of the Main Home, you will [...]

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



Debra Larochelle

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 3

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 55' X 125' X 55' X 125'

View: Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 6882.00 sq ft

MLS #: 22402956

Bathrooms Full: 3

List Number Main: 22402956

Municipality/Zoning: Green Valley - CR5

Township: 18

Description

Legal Description: Canoa Ranch Blks 19-20 1-99

Rooms

Sauna Level: Continental Elementary School District #39

Kitchen Features: Pantry: Closet

Extra Room: Other: Casita

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

Kitchen Features:

Countertops: Tile

Kitchen Features: Appliance Color: Black

Dining Areas: Breakfast Bar,Dining Area,Formal Dining Room

Building Details



Lot Features: Borders Common Area,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1784.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

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: Canoa Ranch Blocks 19 & 20

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

Horse Property: No

Guest House SqFt: 346.0000

Landscape - Rear: Other: Low Care,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Canoa Ranch Master

Accessibility Option: Door Levers,Level

Community: Canoa Ranch

Tax Code: 304-69-1680

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$0

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Pre-Wired Tele Lines

Listing Office



ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 1650 E River Rd., Suite 202,
Tucson, AZ 85718

Listing Office Phone: (520)
544-2335

Listing Member Phone: (520)
270-7283

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Foyer,High Ceilings 9+,Low Emissivity
Windows,Plant Shelves,Walk In Closet(s),Water
Softener

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Shower Only

Fireplace Location: Other: None

Assoc Amenities: None

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Courtyard

Neighborhood Feature: Gated,Paved
Street,Sidewalks

Guest Facilities: Other: Casita

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio

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

Water: Water Company

Window Covering: Stay

Nearby Schools

High School: Optional

Elementary School: Continental

Middle School: Continental

Fees and Taxes



Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Gated Community

Association & Fees: HOA Amt (Monthly): \$59.88

Association & Fees: HOA Payment Frequency: Annually

