



**\$498,000**

**2010 W ACACIA BLUFFS DR, GREEN VALLEY,  
AZ 85622, USA**

<https://rehomes.us>

Panoramic Views of the Mountains, Desert and Golf Course highlight this national award winning design home ideally located on an end lot in Canoa Ranch. Appealing features of this attractively furnished home include an 18 ft high circular entry hall, inviting interior design touches, 10 ft ceilings, curved archways, 18" diagonal tile, large picture windows and [...]

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



**Cathrine Donau**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 59x127x58x125

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

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7330.00 sq ft

**MLS #:** 22402679

**Bathrooms Full:** 2

**List Number Main:** 22402679

**Municipality/Zoning:** Green Valley - CR4

**Township:** 18

Description

**Legal Description:** Canoa Ranch Block 19 -20 Lot 99 CAGR D 0

Rooms

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

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

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

**Kitchen Features:**

**Pantry:** Closet

**Extra Room:** Den

Building Details

**Lot Features:** Borders Common Area,Corner Lot,Elevated Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2006.00 sq ft

**Stories:** One

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

**Garage/Carport Feat:** 3rd car is insulated, Electric Door Opener,Extended Length

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Southwestern

**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:** Decorative Gravel,Low Care,Natural Desert

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Name:** CanoaRanchHeights

**Accessibility Option:** Door Levers

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet

**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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Canoa Ranch

**Tax Code:** 304-69-2190

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

---

## Listing Office

**ListingOfficeName:** Long Realty -Green Valley

**Listing Office Address:** 275 W. Continental Rd. #101, Green Valley, AZ 85622

**Listing Member Phone:** (520) 591-4982

**Listing Office Phone:** (520) 625-5000

**Listing Office Url:** <http://greenvally.longrealty.com>

---

## Amenities & Features



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

**Sewer:** Connected

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

**Main Cooling: Other:** 3CeilingFanPre-wire

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:**  
Gated,Jogging/Bike Path,Paved  
Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** Living Room

**Water: Other:** Green Valley Water

**Laundry:** Dryer,Laundry  
Room,Storage,Washer

**Main Cooling:** Ceiling Fans Pre-  
Wired,Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Walden Grove

**Elementary School:** Continental

**Middle School:** Continental

---

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$51

