



**\$379,000**

**2057 W ACACIA BLUFFS DR, GREEN VALLEY,  
AZ 85622, USA**

<https://rehomes.us>

The popular "Bonita" model with a private guest casita is ready and waiting for a new owner! As you enter you will notice the arched openings defining transitions between rooms. The living room is centered on a gas log fireplace with a large media alcove while the adjoining room can be used as a separate [...]

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



**Laurie Lundeen**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 147

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 50 x 127 x 80 x 130

**View:** Desert

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8293.00 sq ft

**MLS #:** 22302356

**Bathrooms Full:** 3

**List Number Main:** 22302356

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

**Township:** 19

## Description

**Legal Description:** Canoa Ranch Block 19 & 20, Lot 42

## Rooms

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

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

**Extra Room:** None

**Kitchen Features: Pantry:** Closet

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

## Building Details

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

**Garage/Carport Feat:** 4 ft side extension, Attached Garage/Carport,Electric Door Opener,Extended Length

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 1784.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block

**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:** Canoa Ranch Blocks 19 & 20

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

**Horse Property:** No

**Guest House SqFt:** 346.0000

**Landscape - Rear: Other:** Decorative Gravel,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** AHS - Essential

**Assessments:** \$0

**Community:** Canoa Ranch

**Tax Code:** 304-69-1620

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

**Road Maintenance:** HOA

**Terms:** Cash,FHA,Submit,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

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV

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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,Split Bedroom Plan,Walk In Closet(s)

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

**Guest Facilities: Other:** Casita w/bath

**Pool: Conventional:** No

**Laundry:** Dryer,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Exhaust Fan,Shower Only

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters

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## Nearby Schools

**High School:** Optional

**Elementary School:** Continental

**Middle School:** Continental

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## Fees and Taxes

**Tax Year:** 2022

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

