



**\$325,000**

**2068 W VÍA NUEVO LEON, GREEN VALLEY, AZ  
85622, USA**

<https://rehomes.us>

Live out your desert dream in this charming home in San Ignacio Ridge! Large enough to accommodate plenty of family and friends, but small enough to be super low maintenance, this home is the perfect winter get away! With golf course and peek a boo mountain views, you will never get tired of spending evenings [...]

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



**Trina Alberta Oesterle**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1994

**Days On Market:** 20

**County:** Pima

**Lot Acres:** 0.26 acres

**Lot Dimensions:** irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 11229.00 sq ft

**MLS #:** 22410013

**Bathrooms Full:** 2

**List Number Main:** 22410013

**Municipality/Zoning:** Pima County - CR5

**Township:** 19

---

## Description

**Legal Description:** San Ignacio Ridge Estates Resub Lot 25

---

## Rooms

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

**Extra Room:** None

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Dishwasher,Electric  
Range,Garbage Disposal

---

## Building Details

**Lot Features:** On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1291.00 sq  
ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco,Wood Frame

**# of Garage Spaces:** 2.00

**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:** San Ignacio Ridge Estates (1-115)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 4

**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

**Electric: Electric Company:** Tucson electric

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** San Ignacio Ridge

**Tax Code:** 304-28-9400

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

---

## 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)  
591-3879



---

## Amenities & Features

<b>Exterior Features:</b> None	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Golf,Paved Street	<b>Primary Bathroom Features:</b> Double Vanity,Shower Only
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Dryer,In Garage,Washer	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

---

## Nearby Schools

<b>High School:</b> Optional	<b>Middle School:</b> Continental
<b>Elementary School:</b> Continental	

---

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$49	<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually

