



\$547,000

2143 W VÍA NUEVO LEON, GREEN VALLEY, AZ 85622, USA

<https://rehomes.us>

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

"TOP of the HILL" overlooking the signature hole at San Ignacio Golf Course. A place where you never tire of the glorious, ever-changing sunrise & sunset views against a towering Santa Rita Mountain backdrop. Modern living for the retiree lifestyle you seek, this home checks all the boxes! Spacious 2,343 sf executive style home welcomes [...]



RESIDENTIAL BROKERAGE

Gwendolyn Taylor-Lane

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 1

County: Pima

Lot Acres: 0.29 acres

Lot Dimensions: irregular

View: Golf Course,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 12696.00 sq ft

MLS #: 22418580

Bathrooms Full: 2

List Number Main: 22418580

Municipality/Zoning: Pima County - CR5

Township: 18

Description

Legal Description: San Ignacio Ridge Estates Resub LOT 45

Rooms

Sauna Level: Continental Elementary School District #39

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Nook,Dining Area

Kitchen Features: Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave

Kitchen Features: **Countertops:** Custom Stone Art

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den,Storage

Building Details



Lot Features: North/South Exposure,On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2343.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Separate Storage Area

Floor covering: Ceramic Tile

Construction: Slump Block

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 (20-28,35-58,103-115)

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

Horse Property: No

Electric: Electric Company: Tucson Electric

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$400

Home Protection: Offered: Yes

Accessibility Option: Entry,Level,Wide Doorways,Wide Hallways

Section: 14

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Satellite Dish,Smart Thermostat,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SIRE HOA

Home Protection: Plan By: American Home Shield

Assessments: \$0

Community: San Ignacio Ridge

Tax Code: 304-28-957A

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit

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/

Listing Member Phone: (520)
940-0500



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Exposed Beams,Foyer,Garden Window,Plant Shelves,Skylights,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s),Water Softener

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans Pre-Wired,Central Air

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Courtyard,Waterfall/Pond

Neighborhood Feature: Exercise Facilities,Golf,Jogging/Bike Path,Paved Street,Pickleball,Pool,Rec Center,Sidewalks,Spa,Tennis Courts

Fireplace Location: Other: None

Spa: Other: GV REC

Fireplace: None

Main Heating: Natural Gas

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Optional

Elementary School: Continental

Middle School: Continental

Fees and Taxes



Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Pest Control,Street Maint

Association & Fees: HOA Amt (Monthly): \$50

Association & Fees: HOA Payment Frequency: Annually

