



\$399,900

**2255 CANDLEWOOD DR, SIERRA VISTA, AZ
85650, USA**

<https://rehomes.us>

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

One-of-a-kind offering in desirable Winterhaven 55+ community...Great amenities...Upgraded & Beautiful Bamboo Wood & Tile Floors...3/2/2 w/GREAT Room concept Living, Gas-log Fireplace, Dining Area, Gorgeous Kitchen, White cabinets, SS appliances, LOW Bar, Huge Farm sink, Walk-in Pantry, 10' flat ceilings, 3 New ceiling fans...Plus, 280SF AZ Room that is real add'l living area w/mini-split to heat/cool...Master [...]



Jocelyn Lawley



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2.00 baths	Lot size: 8276.00 sq ft
Year built: 1999	MLS #: 22322735
Days On Market: 12	Bathrooms Full: 2
County: Cochise	List Number Main: 22322735
Lot Acres: 0.19 acres	Municipality/Zoning: Cochise - SFR-6
Lot Dimensions: IRR	View: Golf Course,Mountains,Panoramic,Sunrise,Sunset

Description

Legal Description: Lot 253 Winterhaven Country Club Estates Phase 1C

Rooms

Sauna Level: Sierra Vista Public	Kitchen Features:
	Countertops: Granite
Kitchen Features: Pantry: Walk-In	Kitchen Features: Appliance
	Color: Stainless
Dining Areas: Breakfast Bar,Dining Area	Extra Room: Arizona
	Room,Office
Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator	

Building Details



Lot Features: Cul-De-Sac,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1767.00 sq ft

Stories: One

Fence: Block,Wrought Iron

Garage/Carport Feat: Temp controlled, Electric Door Opener

Floor covering: Bamboo, Ceramic Tile, Wood

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Mediterranean,Ranch

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: N/A

Landscape - Front: Other: Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees,Vegetable Garden

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-378-2891

Accessibility Option: None

Assessments: \$0

Fire Protection: Included in Taxes

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

Horse Property: No

Electric: Electric Company: SSVEC

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Winterhaven HOA

Home Protection: Offered: Yes

Driveway: Car(s) Pad

Community: None

Tax Code: 105-97-677

Road Type: Paved

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



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 2363 E. Fry Blvd., Sierra Vista, AZ 85635

Listing Member Phone: (520) 266-2568

Listing Office Phone: (520) 459-4993

Listing Office Url:
<http://www.LongRealty.com>

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,Foyer,Furnished,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

Neighborhood Feature: Gated,Golf,Jogging/Bike Path,Lighted,Pool,Rec Center,Shuffle Board,Sidewalks,Spa,Walking Trail

Fireplace Location: Other: Great Room

Assoc Amenities:
Clubhouse,Maintenance,Pool,Recreation Room,Spa/Hot Tub

Fireplace: Gas

Main Heating: ENERGY STAR/ACCA RSI Qualified Installation,Gas Pac,Mini-Split,Natural Gas

Security: Security Lights,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Sewer: Connected

Primary Bathroom Features:
Double Vanity,Exhaust Fan,Low Flow Showerhead,Shower Only,Water Sense Shower Head

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air,ENERGY STAR Qualified Equipment,Mini-Split

Patio/Deck:
Patio,Ramada,Screened

Spa: None, None

Water Heater: Energy Star Qualified Water Heater,Natural Gas

Gas: Natural





Nearby Schools

High School: Buena

Middle School: Joyce Clark

Elementary School: Huachuca Mountain



Fees and Taxes

Tax Year: 2023

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

**Association & Fees: HOA Amt
(Monthly):** \$92.50

Association & Fees: HOA Payment Frequency: Monthly

