



**\$425,000**

## **2316 W CALLE BALAUSTRE, GREEN VALLEY, AZ 85622, USA**

<https://rehomes.us>

Lovingly cared for and spic and span clean this beautiful home offers a large office or den in addition to two spacious bedrooms. The floor plan is flowing. The ceilings are high. The kitchen has plenty of cupboards, a natural gas range, black stainless appliances and other nice touches. The big laundry room is conveniently [...]

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



**William Ims**

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 120 x 65

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7579.00 sq ft

**MLS #:** 22315209

**Bathrooms Full:** 2

**List Number Main:** 22315209

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

**Township:** 198

Description

**Legal Description:** Canoa Northwest Lot 242

Rooms

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

**Kitchen Features:** **Pantry:** Closet

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

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

**Kitchen Features:** **Countertops:** tile

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Den,Office

Building Details



**Lot Features:** North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1785.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door  
Opener,Extended Length

**Floor covering:** Carpet, Stone

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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 Northwest (1-166)

**Landscape - Front: Other:** Desert  
Plantings,Low Care,Natural Desert

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert  
Plantings,Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

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

**Community:** Canoa Northwest

**Tax Code:** 304-71-0760

**Property Disclosures:** Insurance Claims  
History Report

**Road Maintenance:** City

**Terms:** Cash,Conventional

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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)  
730-3039

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High  
Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ,Waterfall/Pond

**Neighborhood Feature:** Gated,Paved Street

**Fireplace Location: Other:** None

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

**Main Cooling:** Ceiling Fans,Central Air,Gas

**Patio/Deck:** Covered,Paver

**Security:** Carbon Monoxide Detectors,Smoke  
Detector(s)

**Water:** City,Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Optional

**Elementary School:** Continental

**Middle School:** Continental





# Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$44

