



**\$399,000**

**2345 W CALLE BALAUSTRÉ, GREEN VALLEY,  
AZ 85622, USA**

<https://rehomes.us>

Elevated on a corner lot, this move in ready 2 bed home with a view is your perfect home! From the moment you arrive, you will love all the lovely custom touches. Open concept living with plank tile floor throughout, you will appreciate the custom tray ceilings and gas fireplace in the living room and [...]

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



**Stacey Bell**

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**Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 7743.00 sq ft
<b>Year built:</b> 2005	<b>MLS #:</b> 22327614
<b>Days On Market:</b> 18	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22327614
<b>Lot Acres:</b> 0.18 acres	<b>Municipality/Zoning:</b> Green Valley - TR
<b>Lot Dimensions:</b> 63x119	<b>View:</b> Mountains,Residential

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## Description

**Legal Description:** CANOA NORTHWEST LOT 238

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## Rooms

<b>Sauna Level:</b> Continental Elementary School District #39	<b>Kitchen Features: Countertops:</b> granite
<b>Kitchen Features:</b> <b>Pantry:</b> Cabinet	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> Office	<b>Kitchen Features:</b> Dishwasher,Electric Oven,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Reverse Osmosis

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## Building Details

<b>Lot Features:</b> Corner Lot,Elevated Lot,North/South Exposure	<b>Garage/Carport Feat:</b> workshop, Attached Garage Cabinets,Electric Door Opener,Extended Length,Separate Storage Area
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1678.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Southwestern
<b>Fence:</b> Stucco Finish,Wrought Iron	<b>Construction Status:</b> 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 (167-328)

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

**Horse Property:** No

**Electric:** **Electric Company:** tep

**Driveway:** **Paved:** Concrete

**Subdivision Restrict:** **Age Restrictions:** Yes

**Home Protection:** **Offered:** No

**Assessments:** \$0

**Attribution Contact:** 810-333-0767

**Tax Code:** 304-71-0720

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Submit

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** Yes

**Accessibility Option:** Level

**Community:** Canoa Northwest

**Fire Protection:** Included in Taxes

**Range:** 0.00

**Road Type:** Chip/Seal

**Technology:** Tile, High Speed Internet

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## Listing Office

**ListingOfficeName:** Long Realty -Green Valley

**Listing Office Address:** 275 W. Continental Rd. #101, Green Valley, AZ 85622

**Listing Member Phone:** (810) 333-0767

**Listing Office Phone:** (520) 625-5000

**Listing Office Url:**  
<http://greenvally.longrealty.com>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener,Workshop

**Sewer:** Connected

**Primary Bathroom Features:** Jetted Tub,Separate Shower(s)

**Pool: Conventional:** No

**Fireplace:** Gas

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Fountain,Plantation Shutters

**Neighborhood Feature:** Sidewalks

**Fireplace Location: Other:** Great Room

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Paver,Ramada

**Security:** Rolling Security Shutters,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

**Association & Fees: HOA Amt (Monthly):** \$37.50

**Association & Fees: HOA Payment Frequency:** Annually

