



**\$235,900**

## **2446 W VÍA DI SILVIO, TUCSON, AZ 85741, USA**

<https://rehomes.us>

Rare opportunity for move in ready, 843 SqFt one bedroom and one full bath, single story, no stairs/no steps, energy efficient metal frame stucco modern contemporary townhome built in 1999, located in desirable Active Adult 55+ Gated Community of Mona Lisa Village. Pride of ownership shines, second owner made many improvements including: all new Marvin [...]

- 1 bed
- 1.00 bath
- Townhouse
- Residential
- Active



**Spirit Messingham**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1999

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.03 acres

**Lot Dimensions:** 37'x36'x36'x42'

**View:** Mountains,Sunrise,Sunset

**Type:** Townhouse

**Bedrooms:** 1 bed

**Lot size:** 1437.00 sq ft

**MLS #:** 22323402

**Bathrooms Full:** 1

**List Number Main:** 22323402

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

**Township:** 12

Description

**Legal Description:** From Parcel:225430160 /Mona Lisa Village Lot 3

Rooms

**Sauna Level:** Amphitheater

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

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

**Kitchen Features:** Dishwasher,Electric Range,Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Lazy Susan,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** formica

**Kitchen Features:** **Appliance Color:** White

**Extra Room:** None

Building Details



**Lot Features:** Borders Common Area,Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 843.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Detached,Separate Storage Area

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco,Metal

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**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:** Mona Lisa Village (1-100)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$375

**Association & Fees: HOA Telephone:** (520) 795-6500

**Accessibility Option:** None

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Mona Lisa Village

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-44-4430

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd.,  
Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 471-6900

**Listing Office Phone:** (520) 544-2335

**Listing Office Url:**  
<http://www.movingtotucson.com>

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Dual  
Pane Windows,ENERGY STAR Qualified Windows,High  
Ceilings 9+,Low Emissivity Windows,Solar Tube(s)

**Neighborhood Feature:** Exercise  
Facilities,Gated,Lighted,Park,Rec  
Center,Sidewalks,Spa,Street Lights

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Pool,Spa/Hot Tub

**Fireplace:** None

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

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry  
Closet,Storage,Washer

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Canyon Del Oro  
**Elementary School:** Mesa Verde

**Middle School:** Cross

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## Fees and Taxes

**Tax Year:** 2023      **Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Front Yard Maint,Garbage Collection,Gated Community,Roof Repair,Sewer,Street Maint,Water

**Association & Fees: HOA Amt (Monthly):** \$257      **Association & Fees: HOA Payment Frequency:** Monthly

