



**\$324,700**

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

## **2521 S PECAN VALLEY PL, GREEN VALLEY, AZ 85614, USA**

<https://rehomes.us>

Become the proud owner of this delightful 2-bed, 2-bath townhome in the gated, adult Community of Sunrise Pointe! Discover an inviting living/dining room with high ceilings, skylights that flood the space with natural light, and attractive wood-look flooring. The eat-in kitchen boasts granite counters, ample wood cabinetry, sleek SS appliances, recessed lighting, a pantry, a [...]



**Robert Verenna**



---

# Basics

<b>Category:</b> Residential	<b>Type:</b> Townhouse
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 4296.00 sq ft
<b>Year built:</b> 1996	<b>MLS #:</b> 22403848
<b>Days On Market:</b> 16	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22403848
<b>Lot Acres:</b> 0.10 acres	<b>Municipality/Zoning:</b> Green Valley - CR5
<b>Lot Dimensions:</b> 41-107-14-107	<b>Township:</b> 18
<b>View:</b> Mountains,Residential	

---

# Description

**Legal Description:** Sunrise Pointe Lot 0044 (10228/35)

---

# Rooms

<b>Sauna Level:</b> Continental Elementary School District #39	<b>Kitchen Features: Countertops:</b> Granite
<b>Kitchen Features: Pantry:</b> Closet	<b>Kitchen Features: Appliance Color:</b> Stainless
<b>Dining Areas:</b> Dining Area	<b>Extra Room:</b> None
<b>Kitchen Features:</b> Electric Range,Exhaust Fan,Garbage Disposal,Microwave	

---

# Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1463.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener

**Floor covering:** Ceramic Tile, Vinyl

**Construction:** Stucco Finish,Wood Frame

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Sunrise Pointe (1-135)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Shrubs

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$200

**Association & Fees: HOA Telephone:** 4064427777

**Accessibility Option:** Door Levers

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sunrise Pointe

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sunrise Point

**Tax Code:** 304-27-4690

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



---

## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Phone:** (888) 897-7821

**Listing Office Address:** 1610 N Kolb, Tucson, AZ 85715

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

**Listing Member Phone:** (520) 494-3278

---

## Amenities & Features

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

**Exterior Features:** Waterfall/Pond

**Sewer:** Connected

**Neighborhood Feature:**  
Gated,Lighted,Paved  
Street,Pool,Sidewalks,Spa

**Primary Bathroom Features:** Double Vanity,Shower Only

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

**Laundry:** Electric Dryer Hookup,Laundry Room

**Fireplace:** None

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

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

**Patio/Deck:** Covered,Patio

**Pool:** None

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

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Optional

**Middle School:** Continental

**Elementary School:** Continental





# Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$55

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

