



**\$765,000**

## **2521 E VIA CORTA DI AMORE, TUCSON, AZ 85718, USA**

<https://rehomes.us>

- 3 beds
- 4.00 baths
- Townhouse
- Residential
- Active

Awesome Catalina Mountain views from this Luxury townhome located in the Foothills of the Santa Catalina Mountains in Gated Villa Milano at Rancho Sin Vacas. 2,740sf, 3BR, 3 1/2 BA+den. Kitchen has granite counters, breakfast bar & GE Profile Stainless appliances. Great room off kitchen has fireplace. Formal dining area. Travertine tile in foyer, kitchen, dining room [...]



**Brenda O'Brien**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2006

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 52 x 95 x 52 x 95

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 3 beds

**Lot size:** 4966.00 sq ft

**MLS #:** 22407728

**Bathrooms Full:** 3

**List Number Main:** 22407728

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

**Township:** 12

Description

**Legal Description:** Villa Milano at Rancho Sin Vacas Lot 33

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** Countertops: Granite

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

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

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Den

Building Details

**Lot Features:** Corner Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2740.00 sq ft

**Stories:** Two

**Fence:** Stucco Finish,Wrought Iron

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

**Floor covering:** Carpet, Stone, Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Mediterranean

**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:** Villa Milano at Rancho Sin Vacas (1-74)

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

**Horse Property:** No

**Electric:** **Electric Company:** TEP

**Driveway:** **Paved:** Pavers

**Subdivision Restrict:** **Age Restrictions:** No

**Association & Fees:** **HOA Transfer Fee:** \$400

**Association & Fees:** **HOA Telephone:** 520-886-9877

**Accessibility Option:** Door Levers

**Section:** 32

**Attribution Contact:** 520-906-2897

**Tax Code:** 220-21-3720

**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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear:** **Other:** Low Care

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

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

**Association & Fees:** **HOA Name:** Villa Milano

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

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet

---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 906-2897

**Listing Office Phone:** (520) 918-6500

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



---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,High Ceilings 9+,Walk In Closet(s),Water Softener,Wet Bar

**Sewer:** Connected

**Electric:** TEP Guarantee

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Clubhouse,Pool

**Fireplace:** Insert

**Main Heating:** Heat Pump,Zoned

**Security:** Prewired,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Gated,Paved Street,Pool

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

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

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

---

## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Harelson

---

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$204

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

