



**\$303,000**

**262 W SANTA SOFIA ST, NOGALES, AZ 85628, USA**

<https://rehomes.us>

Greatly located new town houses in Nogales, AZ. Walking distance to restaurants, clinic, grocery stores, and gas stations.

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Mirna Valdez**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Days On Market:** 9

**County:** Santa Cruz

**Lot Acres:** 0.06 acres

**Lot Dimensions:** 2,559

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 2559.00 sq ft

**MLS #:** 22313474

**Bathrooms Full:** 2

**List Number Main:** 22313474

**Municipality/Zoning:** SCC - R-1

**View:** City

## Description

**Legal Description:** VILLA SAN SIMONE SUB LOT 53 OF PHASE #2

## Rooms

**Sauna Level:** Nogales Unified School District #1

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

## Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1350.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction



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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:** Villa San Simone

**Landscape - Front: Other:** Decorative Gravel

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Builder/New Constr.: License Status:** Active

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Fire Protection:** Included in Taxes

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Builder/New Constr.: Builder License #:** 287183

**Electric: Electric Company:** Unisource

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Tax Code:** 102-01-153

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,Owner Carry,Submit,USDA,VA

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 18745 S I-19 Frontage Rd Ste A, Green Valley, AZ 85614

**Listing Member Phone:** (520) 313-1916

**Listing Office Phone:** (520) 428-0444

**Listing Office Url:** <https://www.tierraantigua.com/>

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Ceiling  
Fan(s),Skylight(s),Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** None

**Neighborhood Feature:** Sidewalks,Street  
Lights

**Fireplace Location: Other:** None

**Laundry:** In Garage

**Main Cooling:** Heat Pump

**Patio/Deck:** Balcony

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Nogales

**Elementary School:** Coronado

**Middle School:** Desert Shadows

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$45

**Assoc Fees Includes:** Common Area Maint

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

