



\$4,100,000

**259 W GRANITE CANYON PL, ORO VALLEY, AZ
85755, USA**

<https://rehomes.us>

Home has been framedIntroducing a true masterpiece in the exclusive Stone Canyon gated community of Oro Valley, AZ. This architectural marvel, designed by the renowned Soloway Designs, sits majestically atop 2.44 acres of pristine desert landscape. Step inside the grandeur of this 4 bedroom, 4.5 bath luxury home, spanning over 4800 sq ft. The expansive [...]

- 4 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active



Brooke Dray

Basics



Category: Residential

Status: Active

Bathrooms: 5.00 baths

Year built: 2023

Days On Market: 1

County: Pima

Lot Acres: 2.44 acres

Lot Dimensions: Irregular

View: City,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 106286.00 sq ft

MLS #: 22321011

Bathrooms Full: 4

List Number Main: 22321011

Municipality/Zoning: Oro Valley - R136

Township: 11

Description

Legal Description: Stone Canyon VIII Rancho Vistoso Neighborhood 12 Lot 579

Rooms

Sauna Level: Amphitheater

Kitchen Features: Pantry: Butler

Extra Room: Storage

Dining Areas: Other: Island

Dining Areas: Dining Area

Kitchen Features: Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Island,Microwave

Building Details



Lot Features: Corner Lot,East/West Exposure,Elevated Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Floor Covering: Other: TBD

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Modern

Garage/Carport Feat: Extended Length,Separate Storage Area

Basement: No

Fence: Other: TBD

Main House SqFt: 4887.00 sq ft

Stories: One

Construction Status: New Construction

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: Stone Canyon VIII (486-602)

Landscape - Front: Other: Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip

Horse Property: No

Builder/New Constr.: Builder License #: 310200

Builder/New Constr.: License Status: Active

Landscape - Rear: Other: Desert Plantings,Natural Desert,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 13

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up, Alarm System,Cable TV,High Speed Internet,Pre-Wired Srnd Snd

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Builder/New Constr.: Builder Warranty: 2 Year

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: Rancho Vistoso-Stone Canyon

Tax Code: 219-04-2030

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional



Listing Office

ListingOfficeName: 1st Heritage Realty

Listing Office Phone: (520) 881-8110

Listing Office Address: 405 W Tortolita Mountain Circle, Oro Valley, AZ 85755

Listing Office Url:
www.1stheritagerealty.com

Listing Member Phone: (520) 271-0332

Amenities & Features

Interior Features: Dual Pane Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only,Soaking Tub

Pool: Conventional: Yes

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

Main Cooling: Ceiling Fans Pre-Wired,Dual,Zoned

Patio/Deck: Covered

Spa: Conventional, Conventional

Water Heater: Tankless Water Htr

Gas: Natural

Exterior Features: Courtyard,Native Plants

Neighborhood Feature: Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Putting Green,Spa,Tennis Courts

Fireplace Location: Other: Great Room,Patio

Assoc Amenities: None

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Security: Carbon Monoxide Detectors,Gated,Smoke Detector(s)

Water: Water Company

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Ironwood Ridge

Middle School: Coronado K-8

Elementary School: Painted Sky





Fees and Taxes

Tax Year: 2022	Assoc Fees Includes: Common Area Maint,Gated Community,Street Maint
Association & Fees: HOA Amt (Monthly): \$268	Association & Fees: HOA Payment Frequency: Quarterly

