



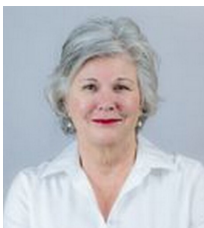
**\$489,000**

**2597 E JOSEPHINE VIEW DR, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

ONLY 4 YEARS OLD! BEAUTIFUL CURB APPEAL w/ELEVATED LOT and 4 CITRUS TREES. Enjoy lemons, tangerines, nectarines, and peaches in this fully walled, meticulously landscaped backyard. The front yard is wonderful too! This 2 BR/2BA+Den Baja has the open floor plan you love and the upgrades you want. Lots of upgrades, including Quartz countertops, energy [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Julie Marti-McLain**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2019

**Days On Market:** 57

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 56x120x55x115

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6360.00 sq ft

**MLS #:** 22309630

**Bathrooms Full:** 2

**List Number Main:** 22309630

**Municipality/Zoning:** Sahuarita - SP

**Township:** 18

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## Description

**Legal Description:** Quail Creek II Unit 22 Lot 61 SQ20161810641

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## Rooms

**Sauna Level:** Continental Elementary School District #39

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

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

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

**Kitchen Features:** **Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Den

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## Building Details



**Lot Features:** Elevated  
Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1618.00 sq ft

**Stories:** One

**Fence:** Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Territorial

**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:** Quail Creek II Unit 22

**Landscape - Front: Other:** Decorative  
Gravel,Desert Plantings,Low  
Care,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Association & Fees: HOA Telephone:**  
480-895-4264

**Accessibility Option:** Level

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial  
Turf,Decorative Gravel,Desert Plantings,Low  
Care,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Quail  
Creek CCPOA

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Quail Creek CC

**Tax Code:** 304-84-2950

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Sunset View Realty, LLC

**Listing Office Phone:** (520)  
444-0489

**Listing Office Address:** 2409 E. Wrightson View Drive,  
Green Valley, AZ 85614

**Listing Member Phone:** (520)  
444-0489

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Bay  
Window,Ceiling Fan(s),Dual Pane  
Windows,Walk In Closet(s),Water  
Softener,Whl Hse Air Filt Sys

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room,Storage

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

**Patio/Deck:** Covered,Patio

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In

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

**Fireplace Location: Other:** Patio

**Assoc Amenities:**  
Clubhouse,Park,Pickleball,Pool,Recreation  
Room,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** Firepit

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Optional

**Middle School:** Continental

**Elementary School:** Continental



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt  
(Monthly):** \$240

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

