



**\$813,990**

- 3 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active

**2654 W PLATEAU RDG DR, TUCSON, AZ 85742, USA**

<https://rehomes.us>

Up to 3% of Base Price or total purchase price, whichever is less, is available through preferred lender. This popular Patagonia home design features a Spanish style exterior elevation B with stone. This home comes complete with front yard landscaping, upgraded Maple cabinets, granite countertops in all baths & kitchen, electrical package and surround sound wiring, [...]



**Jeremy Smith**

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2024

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.27 acres

**Lot Dimensions:** irregular

**View:** Desert

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 11828.00 sq ft

**MLS #:** 22402828

**Bathrooms Full:** 3

**List Number Main:** 22402828

**Municipality/Zoning:** Oro Valley - R1

**Township:** 12

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## Description

**Legal Description:** Shannon 80 SQ20203520041 Lot 37

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Corner Lot, East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3241.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco, Stucco Finish

**# of Garage Spaces:** 3.00

**Style:** Spanish Mission

**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:** Shannon 80

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

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** Yes

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520 219-7200

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV, High Speed Internet, Pre-Wired Srnd Snd, Smart Panel, Surround Sound

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$0

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** AAM

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 9

**Tax Code:** 224-21-0420

**Property Disclosures:** Road Maint. Agreement

**Road Maintenance:** HOA

**Terms:** Cash, Conventional, FHA, VA

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## Listing Office



**ListingOfficeName:** PCD Realty LLC

**Listing Office Phone:**  
(480) 391-6000

**Listing Office Address:** 16767 N. Perimeter Drive, Scottsdale, AZ  
85260

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Low Flow Showerhead,Shower Only,Soaking Tub

**Fireplace Location: Other:** Den

**Assoc Amenities:** Maintenance,Park,Security

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Tankless Water Htr

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:**  
Gated,Park,Paved Street,Sidewalks

**Guest Facilities: Other:** guest suite

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Wilson K-8

**Middle School:** Wilson K-8



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# Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$163

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

