



**\$499,900**

**2699 KNOLLRIDGE DR, SIERRA VISTA, AZ  
85650, USA**

<https://rehomes.us>

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

Own the August RE Press COVER Home!!! PDS 17th Fairway, VERY desirable 55+ Winterhaven Country Club Estates property on a VERY Quiet Street...features a fabulous setting on the Golf Course set back enough to be private, but yours to enjoy the serenity of the Greens and Mountain Views too!!! This is a gorgeous 2+/2/2+ home [...]



**Jocelyn Lawley**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 7

**County:** Cochise

**Lot Acres:** 0.30 acres

**Lot Dimensions:** 83' x 157' x 83' x 163'

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 13068.00 sq ft

**MLS #:** 22315444

**Bathrooms Full:** 2

**List Number Main:** 22315444

**Municipality/Zoning:** Cochise - R1

**View:** Golf Course,Mountains,Sunrise,Sunset

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## Description

**Legal Description:** Winterhaven Country Club EST Phase 2C Lot 107 SEC 13-22-22

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## Rooms

**Sauna Level:** Sierra Vista Public

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Nook,Dining Area,Great Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Island,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Bonus Room,None,Office

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## Building Details



**Lot Features:** North/South Exposure,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

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

**# of Garage Spaces:** 2.00

**Style:** Mediterranean

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile

**Window Covering: Other:** Plantation Shutters

**Main House SqFt:** 2267.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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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:** N/A

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Trees

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Winterhaven HOA

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**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

**Horse Property:** No

**Electric: Electric Company:** SSVEC

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Association & Fees: HOA Telephone:** 520-378-2891

**Accessibility Option:** None

**Community:** None

**Tax Code:** 105-97-733

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Pre-Wired Tele Lines,Satellite Dish



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 459-4993

**Listing Office Address:** 2363 E. Fry Blvd., Sierra Vista, AZ 85635

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

**Listing Member Phone:** (520) 266-2568

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,Low Emissivity Windows,Triple Pane Windows,Water Softener

**Exterior Features:** Plantation Shutters

**Sewer:** Connected

**Neighborhood Feature:** Exercise Facilities,Golf,Jogging/Bike Path,Pool,Rec Center,Sidewalks,Spa,Street Lights

**Primary Bathroom Features:** Double Vanity,Shower Only,Water Sense Shower Head

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Assoc Amenities:** Clubhouse,Pool,Recreation Room,Spa/Hot Tub

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** Gas

**Main Cooling:** Ceiling Fans,Central Air,ENERGY STAR Qualified Equipment,Gas

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

**Patio/Deck:** Covered,Patio

**Pool:** None

**Security:** Gated

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas,Recirculating Pump

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Buena

**Middle School:** Joyce Clark

**Elementary School:** Huachuca Mountain





# Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$92.50

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

