



**\$1,180,000**

**2765 N MEGAFUNA CT, TUCSON, AZ 85749, USA**

<https://rehomes.us>

Newly constructed gem has great views of Catalina & Rincon Mtns as well as city/sunset views—efficiently designed for comfortably living & working w/four bedrooms, 3.5 baths. Designed around a great room concept, home also offers two flex spaces: office/library on one side of entry & large space that could be formal dining room, living/media room [...]

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



**Lana Moussa**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2023

**Days On Market:** 22

**County:** Pima

**Lot Acres:** 0.91 acres

**Lot Dimensions:** irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 39829.94 sq ft

**MLS #:** 22324992

**Bathrooms Full:** 3

**List Number Main:** 22324992

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

Description

**Legal Description:** Rancho Soldados Lot 94

Rooms

**Sauna Level:**  
Tanque Verde

**Kitchen Features:** Countertops: quartz

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

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

**Extra Room:**  
Den,Office

**Kitchen Features:** Convection Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Freezer,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Water Purifier,Wine Cooler

Building Details



**Lot Features:** Subdivided

**Garage/Carport Feat:** Additional Garage,Attached Garage/Carport,Electric Door Opener,Extended Length,Over Height Garage

**# of Carport Spaces: 0.00**

**Basement:** No

**Floor Covering: Other:** porcelain  
wood tile

**Fence: Other:** Privacy metal fence

**Construction:** Frame - Stucco

**Main House SqFt: 3292.00** sq ft

**# of Garage Spaces: 3.00**

**Stories:** One

**Style:** Territorial

**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:** Rancho Soldados

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Rancho Soldados

**Home Protection: Plan By:** builder standard

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 16.00

**Road Type:** Paved

**Technology:** Metal,Rolled, Cable TV

**Special Listing Conditions:** None,Public Report

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

**Direction:** N

**Horse Facilities:** No

**Builder/New Constr.: Builder License #:** 296248

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

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers,Entry,Level,Wide Doorways,Wide Hallways

**Section:** 32

**Builder/New Constr.: Certificate Occupancy:** 11/1/23

**Tax Code:** 205-38-4440

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde, Tucson, AZ 85715

**Listing Member Phone:** (520) 404-4578

**Listing Office Phone:** (520) 290-2335

**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),Dual Pane Windows,Energy Star Air Pkg,ENERGY STAR Qualified Windows,Foyer,Green Label Backings,High Ceilings 9+,Insulated Windows,Non formaldehyde Cabinets,Paneling,Solar Tube(s),Split Bedroom Plan,Storage,Walk In Closet(s),Water Purifier

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Dual Flush Toilet,Exhaust Fan,Separate Shower(s),Soaking Tub,Water Sense Shower Head

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Fireplace:** Gas

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

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

**Water:** City

**Window Covering:** None

**Guest Facilities:** Quarters

**Exterior Features:** Native Plants

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Green Features:** Building Materials,Heating/Cooling

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Tanque Verde

**Elementary School:** Tanque Verde

**Middle School:** Emily Gray

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## Fees and Taxes



**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly): \$125**

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

