



\$2,629,720

**275 W GRANITE GORGE DR, TUCSON, AZ
85755, USA**

<https://rehomes.us>

- 5 beds
- 6.00 baths
- Single Family Residence
- Residential
- Active

This Kevin Howard designed home was created exclusively to partner with the land. Capturing the privacy of the rock outcroppings and expansive views of the Catalina Mountains, this custom residence provides luxury with a functional layout. Open concept design featuring a spacious great room that opens up to the expansive outdoor patio perfect for entertaining [...]



Brooke Dray

Basics



Category: Residential

Status: Active

Bathrooms: 6.00 baths

Year built: 2023

Days On Market: 140

County: Pima

Lot Acres: 2.57 acres

Lot Dimensions: Irregular

View: City,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 111949.00 sq ft

MLS #: 22303007

Bathrooms Full: 5

List Number Main: 22303007

Municipality/Zoning: Oro Valley - R136

Township: 11

Description

Legal Description: STONE CANYON VIII RANCHO VISTOSONEIGHBORHOOD 12 LOT 578

Rooms

Sauna Level: Amphitheater

Dining Areas: Dining Area

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

Kitchen Features:

Pantry: Butler

Extra Room: Bonus Room,Office

Building Details



Lot Features: Corner Lot,Elevated Lot,Hillside Lot,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: 3618.00 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: Natural Desert,Sprinkler/Drip

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,Smart Panel

Special Listing Conditions: Public Report

Co-op Fee: \$5

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: 219-04-2020

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional

Listing Office



ListingOfficeName: Russ Lyon Sotheby's Intl Realt

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

Listing Office Phone: (520) 219-9000

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,Soaking Tub

Water: Other: Oro Valley Water

Assoc Amenities: Security

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

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

Water Heater: Tankless Water Htr

Gas: Natural

Exterior Features: BBQ-Built-In,Courtyard

Neighborhood Feature: Exercise Facilities,Gated,Golf,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts

Fireplace Location: Other: Great Room

Pool: Conventional: Yes

Laundry: Laundry Room,Sink,Storage

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

Patio/Deck: Covered

Spa: Hot Tub, Hot Tub

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Ironwood Ridge

Elementary School: Painted Sky

Middle School: Coronado K-8

Fees and Taxes



Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$254

Assoc Fees Includes: Gated Community,Street Maint

Association & Fees: HOA Payment Frequency:
Monthly

