



**\$450,000**

**3025 W CANYON BROOK TRAIL, TUCSON, AZ  
85742, USA**

<https://rehomes.us>

Located in the sought-after community of North Ranch. The home underwent a complete re-piping in October of 2023 (NO POLY PIPES!). The roof was redone in August of 2021, providing peace of mind for the future. Great guest through the custom security front doors. The backyard has been tastefully transformed into a garden oasis with [...]

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



**Jennifer Skinner**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 68x103x70x103

**View:** Desert

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7100.00 sq ft

**MLS #:** 22407588

**Bathrooms Full:** 2

**List Number Main:** 22407588

**Municipality/Zoning:** Pima County - CR4

**Township:** 12

Description

**Legal Description:** From Parcel :001010010 /North Ranch Lot 506

Rooms

**Sauna Level:** Marana

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

**Extra Room:** None

**Kitchen Features:** **Countertops:** marble

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

**Kitchen Features:** Electric Oven,Electric Range,Garbage Disposal,Microwave

Building Details

**Lot Features:** Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2436.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Bamboo, Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Mediterranean

**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:** North Ranch (188-544)

**Landscape - Front: Other:** Artificial Turf,Decorative Gravel,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$30,136

**Community:** North Ranch

**Tax Code:** 224-45-5810

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Flower Beds,Grass,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,High Speed Internet

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## Listing Office

**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Address:** 2905 E Skyline Dr Ste 220, Tucson, AZ 85718

**Listing Member Phone:** (520) 370-8134

**Listing Office Phone:** (520) 277-2930

**Listing Office Url:**  
<https://tucson.evrealstate.com/>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,Split Bedroom Plan,Vaulted Ceilings,Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room,Sink

**Fireplace:** Gas

**Main Heating:** Forced Air

**Security:** Alarm Installed,Cameras

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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

**Neighborhood Feature:** Basketball Court,Paved Street,Pool,Tennis Courts

**Fireplace Location: Other:** Family Room

**Assoc Amenities:** Pool,Tennis Courts,Volleyball Court

**Green Features:** Solar

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Nearby Schools**

**High School:** Mountain View

**Middle School:** Marana

**Elementary School:** Ironwood

**Fees and Taxes**

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$45

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

