



**\$429,000**

**308 E VIA PUENTE DE LA LLUVIA,  
SAHUARITA, AZ 85629, USA**

<https://rehomes.us>

4 Br + Den and loft in this spacious Rancho home. Corian counters in the large versatile kitchen with long breakfast bar., Informal dining in back with kitchen & Family Room. Foyer entry with Formal Living and Dining opposite Bright and airy front facing Den/Office. Owner Suite downstairs .Upstairs there are 3 Bedrooms one full [...]

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



**Stuart Samovitz**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2004  
**Days On Market:** 119  
**County:** Pima  
**Lot Acres:** 0.17 acres  
**Lot Dimensions:** 60 X 119 X 60 X 120  
**View:** Mountains

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 7187.00 sq ft  
**MLS #:** 22304602  
**Bathrooms Full:** 2  
**List Number Main:** 22304602  
**Municipality/Zoning:** Sahuarita - SP  
**Township:** 17

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## Description

**Legal Description:** Presidio De Valle Lot 18

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## Rooms

**Sauna Level:** Sahuarita

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

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Corian  
**Kitchen Features:**  
**Appliance Color:** White  
**Extra Room:** Den,Loft

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## Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3123.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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.

**Special Listing Conditions:** None

**Subdivision Name:** Presidio Del Valle (1-166)

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

**Landscape - Front:** **Other:** Low Care

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric:** **Electric Company:** TEP

**Landscape - Rear:** **Other:** Low Care

**Driveway:** **Paved:** Concrete

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Subdivision Restrict:** **Age Restrictions:** No

**Association & Fees:** **HOA:** Yes

**Association & Fees:** **HOA Transfer Fee:** \$80

**Association & Fees:** **HOA Telephone:** 520-877-4611

**Home Protection:** **Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 12

**Community:** Rancho Sahuarita

**Fire Protection:** Subscription

**Tax Code:** 303-35-1310

**Range:** 13.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, Cable TV,Telephone

**Terms:** Cash,Conventional,Submit

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## Listing Office



**ListingOfficeName:** HomeSmart  
Pros Real Estate

**Listing Office Phone:** (520) 495-4740

**Listing Office Address:** 101 S  
LaCanada, Suite 63, Green Valley,  
AZ 85614

**Listing Office Url:**  
<http://www.https://kdonahue@homesmartpros.com>

**Listing Member Phone:** (520)  
247-5336

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## Units Information

**Unit Level:** 2

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## Amenities & Features

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

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Walden Grove  
**Elementary School:** Anza Trail

**Middle School:** Anza Trail

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$122

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

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

