



**\$824,900**

**320 W SAGUARO ARM TRAIL, ORO VALLEY,  
AZ 85755, USA**

<https://rehomes.us>

SELLER OFFERING \$10,000 TOWARDS BUYERS CLOSING COSTS. A 2537 sq ft Contemporary style home with Southern Exposure and un-restricted views of the Catalina Mountains and Tortolita Mountains, and is situated on an "oversized" corner lot, backing to the "Vistoso Trails Nature Preserve" in the highly sought-after gated community of Rancho Vistoso Highlands in Oro Valley. [...]

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



**John Billings**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2022

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9148.00 sq ft

**MLS #:** 22419002

**Bathrooms Full:** 2

**List Number Main:** 22419002

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

## Description

**Legal Description:** Rancho Vistoso Parcel 10-J / Lot 39

## Rooms

**Sauna Level:** Amphitheater

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

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Island,Microwave,Refrigerator,Water Purifier

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:**  
**Appliance Color:**  
Stainless

**Extra Room:** Bonus Room,Den

## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2537.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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## Miscellaneous

**Compensation Disclaimer:** .

**Subdivision Name:** Rancho Vistoso  
Parcel 10-J Resub SQ20180960001

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Panel

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Vistoso

**Tax Code:** 219-23-3380

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Assumption,Cash,Conventional,Submit,VA

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## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 247-4459

**Listing Office Phone:** (520) 918-6500

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+

**Neighborhood Feature:** Gated,Jogging/Bike Path,Park,Paved Street,Sidewalks,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Maintenance,Park,Tennis Courts

**Fireplace:** None

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

**Security:** Gated,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central Air,Zoned

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Coronado K-8





# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$144	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

