



**\$469,900**

## **3335 S PLACITA DE LA FABULA, GREEN VALLEY, AZ 85622, USA**

<https://rehomes.us>

PRICE REDUCTION! ! This .46-acre, beautifully landscaped parcel in Canoa Estates has uncompromising views to the east. Home extensively remodeled in 2018. Upgrades include travertine tile throughout, cherry wood cabinets, granite in kitchen & both baths, tiled walk-in showers. Relax outdoors under the covered patio while enjoying the spacious back yard & spectacular views of [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Shirley Moore**

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1984

**Days On Market:** 77

**County:** Pima

**Lot Acres:** 0.46 acres

**Lot Dimensions:** 106x195x99x195

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 19907.00 sq ft

**MLS #:** 22305052

**Bathrooms Full:** 2

**List Number Main:** 22305052

**Municipality/Zoning:** Green Valley - TR

**View:** Mountains,Panoramic,Sunrise

Description

**Legal Description:** From Parcel:001010010/Canoa Estates Lot 87

Rooms

**Sauna Level:** Continental Elementary School District #39

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Cooktop,Gas Oven,Gas Range,Refrigerator

**Kitchen Features:** Countertops: Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Office

Building Details



**Lot Features:** East/West  
Exposure,Elevated Lot

**# of Carport Spaces:** 0.00

**Floor Covering: Other:** Travertine tile

**Main House SqFt:** 2050.00 sq ft

**Stories:** One

**Fence:** Slump Block

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener,Extended  
Length,Utility Sink

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Canoa Estates (1-142)

**Landscape - Front: Other:** Decorative  
Gravel,Desert Plantings,Low  
Care,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:**  
Yes

**Association & Fees: HOA Transfer Fee:**  
\$75

**Association & Fees: HOA Telephone:**  
208-880-4501

**Accessibility Option:** Door  
Levers,Entry,Level

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 0.00

**Road Type:** Paved

**Technology:** Built-Up,Built-Up - Reflect,Tile,  
None

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative  
Gravel,Desert Plantings,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Canoa  
Estates Inc.

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Community:** Canoa Estates

**Tax Code:** 304-18-8590

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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



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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)  
604-7101

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Central Vacuum,Dual Pane  
Windows,Foyer,Garden Window,High Ceilings 9+,Plant  
Shelves,Skylight(s),Skylights,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower  
Only

**Pool: Conventional:** No

**Fireplace:** Bee Hive,Gas

**Main Heating:** Forced Air,Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:**  
Jogging/Bike Path,Paved  
Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** Great  
Room

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

**Main Cooling:** Gas,Heat Pump

**Patio/Deck:** Covered,Patio,Paver

**Security:** Smoke Detector(s),Wrought  
Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None





## Nearby Schools

**High School:** Optional

**Middle School:** Continental

**Elementary School:** Continental



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$36

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

