



**\$277,500**

**345 N ROYAL BELL DR, GREEN VALLEY, AZ  
85614, USA**

<https://rehomes.us>

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

Welcome to this meticulously maintained townhome in the desirable Las Campanas community. With its open-concept and custom scored polished concrete flooring throughout the main living space, this property offers a perfect blend of style and convenience. Upon entering, you'll be greeted with abundance of natural light provided by large windows which are enhanced with elegant shutters [...]



**Courtney Seely**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 3398.00 sq ft

**MLS #:** 22410278

**Bathrooms Full:** 2

**List Number Main:** 22410278

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

**Township:** 18

Description

**Legal Description:** 304760179/Las Campanas Block K Lot 62

Rooms

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

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

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

**Kitchen Features:** Countertops: Granite

**Extra Room:** None

Building Details

**Lot Features:** Borders Common Area

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1246.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Concrete

**Construction:** Stucco Finish

**# of Garage Spaces:** 1.00

**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.

**Subdivision Name:** Las Campanas Blk. K (1-113)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Las Campanas

**Tax Code:** 305-76-3200

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, High Speed Internet

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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 190 W Continental Rd Suite 220, Green Valley, AZ 85622

**Listing Office Phone:** (520) 447-5922

**Listing Member Phone:** (251) 725-8509

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## Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Skylight(s),Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Water: Other: Community Water

Assoc Amenities: None

Fireplace: None

Main Heating: Forced Air

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

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Plantation Shutters

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Pool,Rec Center

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Dryer,In Bathroom,Laundry Closet,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Slab

Spa: None, None

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Walden Grove

Middle School: Continental

Elementary School: Continental

Fees and Taxes

Tax Year: 1998

Association & Fees: HOA Amt (Monthly): \$28

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Annually

