



**\$433,582**

**3469 N KELLEN CANYON CT, TUCSON, AZ  
85745, USA**

<https://rehomes.us>

Brand-new 4 bedroom, 2 bath home that is 1,775 sqft in size.

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



**Michele Durco Ahern**



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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Bathrooms Full:** 2

**List Number Main:** 22402472

**Municipality/Zoning:** Tucson - R1

**Township:** 13

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 4104.00 sq ft

**MLS #:** 22402472

**County:** Pima

**Lot Acres:** 0.09 acres

**Lot Dimensions:** Irregular

**View:** None

Description

**Legal Description:** SILVERBELL CROSSINGS SQ20131720884 LOT 43EXC MINERAL RIGHTS BELOW 30-FT

Rooms

**Sauna Level:** TUSD

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

**Extra Room:** None

**Kitchen Features: Countertops:** Quartz

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Range,Island,Microwave

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1776.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Ranch

**Construction Status:** New Construction



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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:** Silverbell Crossings  
SQ20131720884

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

**Horse Property:** No

**Builder/New Constr.: Builder License #:** 124600-B

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Maintenance:** City

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

**Special Listing Conditions:** Public Report

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

**Direction:** N

**Horse Facilities:** No

**Builder/New Constr.: Builder Warranty:** 10yr Structural

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Builder/New Constr.: Certificate Occupancy:** 12/28/2023

**Tax Code:** 103-08-2070

**Road Type:** Paved

**Technology:** Shingle, Cable TV,High Speed Internet,None,Smart Thermostat

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## Listing Office

**ListingOfficeName:** DRH Properties Inc.

**Listing Office Address:** 6875 N Oracle Road,  
Suite 125, Tucson, AZ 85704

**Listing Member Phone:** (520) 214-0226

**Listing Office Phone:** (520) 790-6005

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

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## Units Information



Unit Level: 1

Amenities & Features

|   |   |
|---|---|
| <b>Interior Features:</b> Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,High Ceilings 9+,Low Emissivity Windows | <b>Sewer:</b> Connected   |
| <b>Neighborhood Feature:</b> None   | <b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Shower Only |
| <b>Fireplace Location: Other:</b> None  | <b>Pool: Conventional:</b> No   |
| <b>Assoc Amenities:</b> None  | <b>Laundry:</b> Dryer,Laundry Room,Washer                               |
| <b>Fireplace:</b> None  | <b>Main Cooling:</b> Ceiling Fans Pre-Wired,Central Air                 |
| <b>Main Heating:</b> Forced Air,Natural Gas   | <b>Patio/Deck:</b> Covered,Patio  |
| <b>Pool:</b> None   | <b>Security:</b> Smoke Detector(s)                                      |
| <b>Spa:</b> None, None  | <b>Water:</b> City  |
| <b>Water Heater:</b> Natural Gas  | <b>Window Covering:</b> None  |
| <b>Gas:</b> Natural   | <b>Guest Facilities:</b> None   |

Nearby Schools

|   |                                  |
|---|----------------------------------|
| <b>High School:</b> Tucson                    | <b>Middle School:</b> Robins K-8 |
| <b>Elementary School:</b> Roberts (at Naylor) |                                  |

Fees and Taxes

|  |   |
|--|---|
| <b>Tax Year:</b> 2024                                  | <b>Assoc Fees Includes:</b> None                              |
| <b>Association &amp; Fees: HOA Amt (Monthly):</b> \$32 | <b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly |

