



**\$369,000**

**35 W CALLE MELENDREZ, GREEN VALLEY, AZ  
85614, USA**

<https://rehomes.us>

Discover your new home in Green Valley's 55+ community! This updated 3BR, 2BA house features a gas bee hive fireplace, dining & living room area, breakfast bar, an enclosed arizona room with a brand new mini-split, and a charming front yard courtyard. With 2044 sq ft, it offers spacious living adorned with new LVP flooring [...]

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



**Eunice Gillis**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1972

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8363.00 sq ft

**MLS #:** 22401084

**Bathrooms Full:** 2

**List Number Main:** 22401084

**Municipality/Zoning:** Green Valley - CR3

**Township:** 18

Description

**Legal Description:** Green Valley Country Club Vistas Lot 40

Rooms

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

**Kitchen Features:** Cabinet

**Kitchen Features:** Appliance Color: Black

**Dining Areas:** Dining Area

**Extra Room:** Arizona Room

**Kitchen Features:** Gas Range,Microwave,Refrigerator

Building Details

**Lot Features:** North/South Exposure

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Floor Covering:** Other: LVP

**Construction:** Stucco Finish

**Main House SqFt:** 2044.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Modern,Territorial

**Fence:** Block

**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:** Green Valley Country Club Vistas(1-229)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$100

**Association & Fees: HOA Telephone:** 760-567-1179

**Accessibility Option:** None

**Section:** 2

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Rolled, Cable TV

**Special Listing Conditions:** No Insurance Claims History Report

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Country Clb Vistas 1

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Country Club Vistas

**Tax Code:** 304-16-1160

**Property Disclosures:** Lead-Based Paint,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr #175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 981-7505

**Listing Office Phone:** (520) 352-2700

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



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# Units Information

Unit Level: 1

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s)	<b>Exterior Features:</b> Courtyard,Plantation Shutters
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Paved Street,Sidewalks
<b>Primary Bathroom Features:</b> Shower Only	<b>Fireplace Location: Other:</b> Living Room
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Laundry Room
<b>Fireplace:</b> Bee Hive,Gas	<b>Main Cooling:</b> Ceiling Fans,Central Air,Mini-Split
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Patio/Deck:</b> Paver
<b>Security:</b> Smoke Detector(s),Wrought Iron Security Door	<b>Spa:</b> None, None
<b>Water:</b> Water Company	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Sahuarita	<b>Middle School:</b> Continental
<b>Elementary School:</b> Continental	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$3	<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually

