



**\$1,300,000**

**3640 E POWELL PL, CATALINA, AZ 85739, USA**

<https://rehomes.us>

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

The Sanctuary in Catalina, Arizona is unlike any home you have seen before. It was designed to be one of the first of the next generation of healthy homes. The features and selections were carefully chosen to enhance and improve health. A few of the wellness-focused attributes include state-of-the-art circadian lighting and structured water filtration, [...]



**John Bellas**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2022

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 1.25 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Panoramic,Rural,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 54450.00 sq ft

**MLS #:** 22312862

**Bathrooms Full:** 3

**List Number Main:** 22312862

**Municipality/Zoning:** Catalina - GR1

**Township:** 11

Description

**Legal Description:** Ptn N330' S1529.87' E241.35' W825' 1.25 Ac Sec 4-11-14

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Convection Oven,Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Oven,Island,Refrigerator,Water Purifier

**Kitchen Features:** **Countertops:** Granite, Quartz

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

**Extra Room:** Den,Office,Studio

Building Details



**Lot Features:** Elevated Lot,Hillside Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2744.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Ceramic Tile

**Construction:** ICFs (Insulated Concrete Forms),Natural Material

**# of Garage Spaces:** 3.00

**Style:** Modern,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:** N/A

**Landscape - Front: Other:** Decorative Gravel,Graded,Low Care

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** Built-Up - Reflect,ENERGY STAR Qualified Roofing Materials, High Speed Internet,Pre-Wired Tele Lines,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

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

**Assessments:** \$0

**Community:** None

**Tax Code:** 222-10-065B

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

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** RE/MAX Signature

**Listing Office Phone:** (602) 626-9200

**Listing Office Address:** 19820 N 7th St  
Ste110, Phoenix, AZ 85024

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

**Listing Member Phone:** (520) 822-6070

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,High Ceilings 9+,Low Emissivity Windows,Non formaldehyde Cabinets,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Bidet,Double Vanity,Dual Flush Toilet,Exhaust Fan,Separate Shower(s),Shower & Tub,Soaking Tub

**Pool: Conventional:** No

**Green Features:** Air Quality,Building Materials,Green Seal Paints,Heating/Cooling,Ins Concrete Forms,Water

**Main Cooling:** Ceiling Fans,Central Air,ENERGY STAR Qualified Equipment

**Patio/Deck:** Covered,Paver

**Security:** Cameras,Prewired

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** See Remarks

**Neighborhood Feature:**  
Gated,Horses Allowed

**Fireplace Location: Other:** Great Room,Living Room

**Laundry:** Energy Star Qualified Dryer,Energy Star Qualified Washer,Laundry Room,Sink

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Energy Star Qualified Water Heater,Recirculating Pump,Tankless Water Htr

**Gas:** Natural

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## Nearby Schools



**High School:** Canyon Del Oro

**Middle School:** Coronado K-8

**Elementary School:** Coronado K-8



# Fees and Taxes

**Tax Year:** 2022

