



**\$555,000**

**3676 N RIVER CANYON RD, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

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

Exceptional opportunity within the coveted Sabino Vista Village community. Tucked away within this tranquil neighborhood, this sturdy masonry home boasts a serene north-facing backyard. Step into the inviting gated courtyard with lush landscaping. Upon entry, abundant natural light flows into the expansive living room, accentuated by vaulted beamed ceilings, clerestory windows, and a cozy corner [...]



**Denise Newton**



---

# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1979  
**Days On Market:** 1  
**County:** Pima  
**Lot Acres:** 0.24 acres  
**Lot Dimensions:** 77' x 137'x 77'x 132'  
**View:** Desert,Mountains

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 10367.00 sq ft  
**MLS #:** 22406294  
**Bathrooms Full:** 2  
**List Number Main:** 22406294  
**Municipality/Zoning:** Pima County - CR4  
**Township:** 13

---

# Description

**Legal Description:** SABINO VISTA VILLAGE RESUB LOT 17

---

# Rooms

**Sauna Level:** TUSD  
**Kitchen Features: Pantry:** Closet  
**Dining Areas:** Breakfast Nook,Dining Area  
**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Microwave

**Kitchen Features: Countertops:** Quartz  
**Kitchen Features: Appliance Color:** Black  
**Extra Room:** Arizona Room,Den

---

# Building Details



<b>Lot Features:</b> North/South Exposure	<b>Garage/Carport Feat:</b> Attached Garage Cabinets,Electric Door Opener,Separate Storage Area
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile, Wood
<b>Basement:</b> No	<b>Construction:</b> Slump Block
<b>Main House SqFt:</b> 2642.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Southwestern
<b>Fence:</b> Slump Block,Wrought Iron	<b>Construction Status:</b> Existing

---

## 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:** Sabino Vista Village (1-53)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sabino Vista

**Tax Code:** 114-37-3280

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sabino Vista Villa

**Accessibility Option:** Door Levers,Level

**Section:** 29

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Tile, Cable TV,High Speed Internet,Telephone

---

## Listing Office



**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 977-5577

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Low Emissivity Windows,Skylight(s),Skylights,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Low Flow Showerhead,Shower Only

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry Room,Storage

**Main Cooling:** Ceiling Fans,Central Air,Heat Pump,Mini-Split

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

**Security:** Carbon Monoxide Detectors,Security Screens,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ,Courtyard,Dog Run,Native Plants

**Neighborhood Feature:** Lighted,Paved Street,Pool,Rec Center,Sidewalks,Spa,Street Lights

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Clubhouse,Pool,Spa/Hot Tub

**Fireplace:** Wood Burning

**Main Heating:** Forced Air,Heat Pump,Mini-Split

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric,Recirculating Pump

**Gas:** None

---

## Nearby Schools



High School: Sabino

Elementary School: Whitmore

Middle School: Magee

---

## Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Front Yard Maint,Garbage Collection,Street Maint

Association & Fees: HOA Amt (Monthly): \$176

Association & Fees: HOA Payment Frequency: Quarterly

