



\$500,000

**3689 N RIVER CANYON RD, TUCSON, AZ
85750, USA**

<https://rehomes.us>

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

Tucson foothills two-story home exudes character and charm. Enter through inviting double doors to a spacious floor plan with unique architectural details. The primary suite on the first floor boasts a sunken tub, separate shower, and walk-in closet. Upstairs, a second bedroom and full bath offer versatility for guests or a separate living area. Entertain [...]



Viridiana Rodriguez

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1978

Days On Market: 11

County: Pima

Lot Acres: 0.26 acres

Lot Dimensions: 66'x127'x117'x131'

View: Mountains,Residential

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 11413.00 sq ft

MLS #: 22417332

Bathrooms Full: 2

List Number Main: 22417332

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Sabino Vista Village Resub Lot 48

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Cabinet

Dining Areas: Dining Area,Great Room

Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Exhaust Fan,Garbage Disposal,Lazy Susan,Microwave,Refrigerator,Wet Bar

Kitchen Features:
Countertops: Solid Surface

Kitchen Features:
Appliance Color: Almond

Extra Room: Bonus Room

Building Details



Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2872.00 sq ft

Stories: Two

Fence: Slump Block

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Separate Storage Area

Floor covering: Carpet, Ceramic Tile, Engineered Wood, Laminate

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Mediterranean,Territorial

Construction Status: 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,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Sabino Vista Village

Home Protection: Offered: No

Driveway: To Property Line

Section: 29

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Rolled,Tile, Cable TV,High Speed Internet,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520-742-3018

Accessibility Option: None,Other Bath Modification

Assessments: \$0

Community: Sabino Vista

Tax Code: 114-37-3590

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (520) 730-2083

Listing Office Phone: (520) 918-6500

Listing Office Url:
<http://www.LongRealty.com>

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Entertainment Center Built-In,Exposed Beams,Foyer,High Ceilings 9+,Primary Downstairs,Skylights,Storage,Vaulted Ceilings,Walk In Closet(s),Wet Bar

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Heat Pump,Mini-Split,Zoned

Patio/Deck: Balcony,Covered,Ramada,Slab

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: Fountain

Neighborhood Feature: Paved Street,Pool,Spa

Fireplace Location: Other: Great Room

Assoc Amenities:
Clubhouse,Pool,Spa/Hot Tub

Fireplace: Wood Burning

Main Heating: Heat Pump,Mini-Split,Zoned

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: 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

