



**\$550,000**

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

<https://rehomes.us>

Nestled in the picturesque Tucson foothills and the desirable community of Sabino Vista Village, this property embodies character and charm. Step indoors to an inviting and thoughtfully designed floor plan encompassing unique architectural details. The inviting first floor is complemented by a beautiful double-door entry, foyer, and staircase with wood treads and modern metal railing. [...]

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



**Viridiana Rodriguez**



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## 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 #:** 22411744

**Bathrooms Full:** 2

**List Number Main:** 22411744

**Municipality/Zoning:** Pima County - CR4

**Township:** 13

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## Description

**Legal Description:** Sabino Vista Village Resub Lot 48

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## 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

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## 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

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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:** 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



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## 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>

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## 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

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## 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

