



**\$1,200,000**

**3854 N CANYON RANCH RIDGE PL, TUCSON,  
AZ 85750, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

This elegant Canyon Ranch home, in a truly quiet and peaceful setting, comes fully furnished with an open design showcasing views from every room. You'll love the designer furnishings, the beautiful fully stocked kitchen with Viking appliances: fridge, oven, cooktop and wine cooler. Enjoy the patio w/ BBQ, relax in the Hot Tub. The spacious [...]



**Kay Quatraro**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2005

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 67 X 100

**View:** Desert,Sunrise,Sunset

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 6700.00 sq ft

**MLS #:** 22315578

**Bathrooms Full:** 2

**List Number Main:** 22315578

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

**Township:** 13

Description

**Legal Description:** Lot 17 Canyon Ranch Estates II

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Countertops: granite

**Kitchen Features:** Dining Area

**Pantry:** Closet

**Extra Room:** None

**Kitchen Features:** Compactor,Convection Oven,Desk,Dishwasher,Electric Oven,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

Building Details

**Lot Features:** Borders Common Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1988.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Stone

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Southwestern

**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:** Canyon Ranch Estates II (1-20)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Flower Beds,Low Care,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Canyon Ranch

**Association & Fees: Rec Fee:** \$1,310

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-749-9000

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-18-8720

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

---

## Listing Office

**ListingOfficeName:** Great Southwest Realty

**Listing Office Address:** 5890 N. Williams Dr., Tucson, AZ 85704

**Listing Member Phone:** (520) 971-2202

**Listing Office Phone:** (520) 408-3001

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



---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Skylight(s),Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Soaking Tub

**Pool: Conventional:** No

**Assoc Amenities:**

Clubhouse,Park,Pickleball,Pool,Recreation Room,Sauna,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** Gated,Smoke Detector(s)

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:**

BBQ,Courtyard,Native Plants

**Neighborhood Feature:** Exercise Facilities,Jogging/Bike Path,Park,Paved Street,Pickleball,Pool,Rec Center,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Spa: Other:** above gr hot tub

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Enclosed,Patio

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Sabino

**Elementary School:** Fruchthendler

**Middle School:** Magee

---

## Fees and Taxes



**Tax Year:** 2022

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Gated Community,Roof Repair,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$1,195

**Association & Fees: HOA Payment Frequency:** Quarterly

