



**\$359,500**

## **394 CANCUN CT, RIO RICO, AZ 85648, USA**

<https://rehomes.us>

Views, Views well keep super clean home 2 master bedrooms , with a privet entry and 2 family rooms one can easily be converted to a 5 bedroom , additional room that can be made to an office space, this gem sit in 1.05 of an acre in the heart of Rio Rico , the [...]

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



**Carmen Pottinger**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1973

**Days On Market:** 36

**County:** Santa Cruz

**Lot Acres:** 1.05 acres

**Lot Dimensions:** irr

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 43000.00 sq ft

**MLS #:** 22413811

**Bathrooms Full:** 3

**List Number Main:** 22413811

**Municipality/Zoning:** SCC - R-3

**View:** City,Mountains,Panoramic,Pasture,Sunrise

Description

**Legal Description:** UNIT 3 BLK 4 Lot 61 Rio Rico Sub

Rooms

**Sauna Level:** Santa Cruz Valley United School District #35

**Extra Room:** Arizona Room,Rec Room

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Gas Oven

Building Details

**Lot Features:** Hillside Lot

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 2887.00 sq ft

**Stories:** One

**Fence:** Wire

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile

**Construction:** Brick

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Rio Rico Estates 3

**Landscape - Front:** **Other:** None

**Horse Facilities:** No

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** No

**Accessibility Option:** None

**Assessments:** \$11,401,201

**Fire Protection:** Included in Taxes

**Property Disclosures:** Affidavit of Disclosure

**Road Maintenance:** County

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

**Special Listing Conditions:**  
None

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

**Horse Property:** No

**Landscape - Rear:** **Other:**  
Low Care,Shrubs

**Subdivision Restrict:** **Age Restrictions:** No

**Home Protection:** **Offered:**  
No

**Driveway:** Car(s) Pad

**Community:** Rio Rico Estates  
East

**Tax Code:** 114-01-201

**Road Type:** Chip/Seal

**Technology:** Built-Up, None

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## Listing Office

**ListingOfficeName:** Carm's Realty LLC

**Listing Office Address:** 1790 N. Mastick Way, Suite E,  
Nogales, AZ 85621

**Listing Office Phone:** (520)  
281-8281

**Listing Member Phone:** (520)  
313-9007

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## Amenities & Features



**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

**Electric:** None

**Fireplace Location:** **Other:** Family Room

**Laundry:** Laundry Room

**Main Cooling:** Gas

**Patio/Deck:** Balcony

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Walking Trail

**Primary Bathroom Features:** Double Vanity

**Pool:** **Conventional:** No

**Fireplace:** Bee Hive

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Rio Rico High School

**Middle School:** Coatimundi Middle School

**Elementary School:** Pena Blanca Elementary

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## Fees and Taxes

**Tax Year:** 2023

