



**\$535,000**

**3950 E VÍA DEL VERDEMAR, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

Lovely townhouse in prestigious 24/7 guard gated community of La Paloma. Spacious and light with comfortable split bedroom floor plan on one single level. Three bedrooms + two full-sized bathrooms. Soaring vaulted ceilings and cozy wood burning fireplace in living room. Freshly painted interior and brand new carpet and tile in bathrooms. Sunny, private South [...]

- 3 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Els Woutersen**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1985  
**Days On Market:** 2  
**County:** Pima  
**Lot Acres:** 0.10 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains,Residential

**Type:** Townhouse  
**Bedrooms:** 3 beds  
**Lot size:** 4356.00 sq ft  
**MLS #:** 22402062  
**Bathrooms Full:** 2  
**List Number Main:** 22402062  
**Municipality/Zoning:** Pima County - CR5  
**Township:** 13

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## Description

**Legal Description:** From Parcel:001010010 /Amended Plat Of Las Palomitas Resub Lot 123

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## Rooms

**Sauna Level:** Catalina  
Foothills

**Kitchen Features:**  
**Appliance Color:** Black

**Extra Room:** None

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Garbage  
Disposal,Microwave,Refrigerator

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## Building Details

**Lot Features:** Borders Common  
Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1812.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish,Wrought Iron

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Southwestern

**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:** Las Palomitas Resub  
(101-116,118-162,164-200)

**Landscape - Front: Other:** Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Las Palomitas

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** La Paloma

**Tax Code:** 109-32-1620

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Telephone:** (520) 298-2146

**Accessibility Option:** Level

**Section:** 9

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202,  
Tucson, AZ 85718

**Listing Office Phone:** (520)  
544-2335

**Listing Member Phone:** (520)  
310-9124



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## Amenities & Features

**Interior Features:** Dual Pane Windows, Exposed Beams, Foyer, High Ceilings 9+, Skylights, Split Bedroom Plan, Storage, Vaulted Ceilings, Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity, Shower & Tub, Soaking Tub

**Pool: Conventional:** No

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

**Main Cooling:** Heat Pump

**Patio/Deck:** Covered, Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** Courtyard, Fountain

**Neighborhood Feature:** Gated, Paved Street, Pool, Sidewalks, Spa, Walking Trail

**Fireplace Location: Other:** Living Room

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

**Fireplace:** Wood Burning

**Main Heating:** Heat Pump

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Orange Grove

**Elementary School:** Sunrise Drive

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint, Exterior Mnt of Unit, Front Yard Maint, Garbage Collection, Gated Community, Sewer, Street Maint

**Association & Fees:**  
**HOA Amt (Monthly):**  
\$312

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

