



**\$439,000**

## **40100 RIDGELINE CT, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Situated on a quiet cul-de-sac & a private lot, the location will not disappoint. Enter through the front door and you are greeted with high ceilings, an open floor plan and tons of natural light. The great room opens up from a spacious kitchen complete with island, granite counters and lots of cabinet space. The [...]

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Mark Longhi**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 28

**County:** Pinal

**Lot Acres:** 0.19 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6969.00 sq ft

**MLS #:** 22410207

**Bathrooms Full:** 2

**List Number Main:** 22410207

**Municipality/Zoning:** Catalina - CR3

**Township:** 10

Description

**Legal Description:** Eagle Crest Ranch 1 Lot 113 Sec 32-10S-14E 8329 Sq Ft 0.19 Ac

Rooms

**Sauna Level:** Oracle

**Dining Areas:** Breakfast Nook

**Extra Room:** Den

**Kitchen Features:** Dishwasher,Garbage Disposal,Island,Microwave

Building Details

**Lot Features:** Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2300.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Stucco Finish

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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:** Eagle Crest Ranch

**Landscape - Front: Other:** Low Care

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-93-113

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde, Tucson, AZ 85715

**Listing Member Phone:** (520) 444-9999

**Listing Office Phone:** (520) 290-2335

**Listing Office Url:**  
<https://www.tierraantigua.com/>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Separate Shower(s)

**Water: Other:** Goodman Water

**Assoc Amenities:** Park

**Fireplace:** Gas

**Main Heating:** Forced Air,Natural Gas

**Security:** None

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**Elementary School:** Oracle Ridge

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$50

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

