



\$2,699,000

**4099 N CANYON RANCH DR, TUCSON, AZ
85750, USA**

<https://rehomes.us>

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

Step behind the privacy wall surrounding this nearly 1/2 acre compound into your own desert paradise! The main home -gut renovated in 2016 — offers 3 ensuite bedrooms, custom cabinetry in its airy open kitchen and porcelain-tile floors throughout. Work out in your private gym off the primary bedroom while enjoying a desert view through [...]



Kay Quatraro

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 1996

Days On Market: 5

County: Pima

Lot Acres: 0.61 acres

Lot Dimensions: 131 x 173 x 116 x 39 x 30 x105 42 x 21

View: City,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 26397.00 sq ft

MLS #: 22407066

Bathrooms Full: 3

List Number Main: 22407066

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Canyon Ranch Estates Resub Lot 34 & Nely Tri Ptn Lot 33 Exc Nwly Tri Ptn Lot 34

Rooms

Sauna Level: TUSD

Kitchen Features: Appliance Color: Stainless

Extra Room: Exercise Room,Office,Studio

Kitchen Features: Countertops: Granite

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

Building Details



Lot Features: Corner Lot,Elevated Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Santa Fe,Southwestern

Construction Status: Existing

Garage/Carport Feat: Electric Door Opener,Extended Length,Separate Storage Area

Floor covering: Engineered Wood

Floor Covering: Other: Porcelain Tile

Main House SqFt: 3766.00 sq ft

Stories: One

Fence: Block

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 (1-166)

Landscape - Front: Other: Desert Plantings, Shrubs, Sprinkler/Drip, Trees

Horse Property: No

Guest House SqFt: 261.0000

Security: Other: 24 hour security

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$0

Association & Fees: HOA Telephone: 520 749 9000

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 114-63-157A

Property Disclosures: Insurance Claims History Report, Military Airport Vcty, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Conventional

Special Listing Conditions: None

Co-op Fee: \$1

Direction: N

Horse Facilities: No

Electric: Electric Company: Tep

Landscape - Rear: Other: Artificial Turf, Desert Plantings, Shrubs, Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Canyon Ranch

Association & Fees: Rec Fee: \$1,060

Accessibility Option: Wide Doorways

Section: 21

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Built-Up, Alarm System, Cable TV, High Speed Internet, Smart Thermostat

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),Central Vacuum,Dual Pane Windows,High Ceilings 9+,Insulated Windows,Skylight(s),Split Bedroom Plan

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only

Patio/Deck: Other: Fire Feature

Spa: Other: Lap pool

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air,Mini-Split,Zoned

Patio/Deck: Deck

Security: Alarm Installed,Gated

Water: Water Company

Window Covering: Stay

Guest Facilities: House

Exterior Features: Courtyard

Neighborhood Feature: Exercise Facilities,Gated,Jogging/Bike Path,Park,Pickleball,Pool,Spa,Tennis Courts,Walking Trail

Fireplace Location: Other: Living Room

Pool: Conventional: Yes

Assoc Amenities: Clubhouse,Park,Pickleball,Pool,Recreation Room,Sauna,Security,Spa/Hot Tub,Tennis Courts,Volleyball Court

Fireplace: Gas,See Remarks

Main Heating: Forced Air,Mini-Split,Natural Gas

Pool: Heated

Spa: Conventional, Conventional

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Sabino

Middle School: Magee

Elementary School: Fruchthendler





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Garbage
Collection,Gated Community,Street Maint

**Association & Fees: HOA
Amt (Monthly):** \$380

Association & Fees: HOA Payment Frequency: Quarterly

