



**\$1,750,000**

## **4241 N WALDEN PL, TUCSON, AZ 85750, USA**

<https://rehomes.us>

This is a great opportunity to own a gem of a home in Canyon Ranch and continue on your path to health and wellness. Located on an elevated view lot, enjoy with gorgeous panoramic views from the large covered patio and be inspired by the serenity of the Sonoran Desert surrounding. Enter the artful front [...]

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



**Kay Quatraro**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1986

**Days On Market:** 35

**County:** Pima

**Lot Acres:** 0.25 acres

**Lot Dimensions:** 80 x 120 x 61 x 95

**View:** Desert,Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 10846.00 sq ft

**MLS #:** 22326416

**Bathrooms Full:** 2

**List Number Main:** 22326416

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

Description

**Legal Description:** Canyon Ranch Estates Resub Lot 0025

Rooms

**Sauna Level:** TUSD

**Kitchen Features: Countertops:** granite

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Microwave,Refrigerator

**Laundry Level:** 2 stacked wash/dryer

**Kitchen Features:** Appliance Color: White

**Extra Room:** Den,Office

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2253.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Stone

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** 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:** Canyon Ranch Estates Resub. (1-41)

**Landscape - Front: Other:** Low Care,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**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:** 114-63-1480

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Association & Fees: Rec Fee:** \$1,030

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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



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## Listing Office

**ListingOfficeName:** Great Southwest Realty

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

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

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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** Gas

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

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Closet

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



High School: Sabino

Elementary School: Fruchthendler

Middle School: Magee

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## Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt  
(Monthly): \$330

Association & Fees: HOA Payment Frequency:  
Quarterly

