



**\$469,000**

**444 E CEDARVALE RD, TUCSON, AZ 85704, USA**

<https://rehomes.us>

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

Tucked away in the sought-after gated community of Miramonte at the River, this delightful 4-bedroom, 4-bathroom home exudes barrio charm and modern updates, ready for you to move in. The property features a secluded courtyard and patio set amidst lush landscaping, offering a peaceful haven. Additionally, there is a 1-bedroom, 1-bathroom attached guest suite with [...]



**Alexander Dery-Chaffin**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2006

**Days On Market:** 19

**County:** Pima

**Lot Acres:** 0.07 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 3018.00 sq ft

**MLS #:** 22409741

**Bathrooms Full:** 4

**List Number Main:** 22409741

**Municipality/Zoning:** Pima County - R3

**Township:** 13

Description

**Legal Description:** Miramonte At The River Lot 78

Rooms

**Sauna Level:** Amphitheater

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Island

**Kitchen Features:**

**Countertops:** granite

**Extra Room:** None

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2037.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Miramonte at the River (1-163)

**Landscape - Front: Other:** Artificial Turf,Decorative Gravel,Graded,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 105-09-6330

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Cordova Realty

**Listing Office Address:** 1690 N Stone Ave Ste 117, Tucson, AZ 85705

**Listing Office Phone:** (520) 873-7600

**Listing Member Phone:** (520) 240-0408

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual  
Pane Windows,High Ceilings 9+,Split  
Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Balcony,Covered

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Exterior Features:** Courtyard

**Neighborhood Feature:** Gated,Jogging/Bike  
Path,Paved Street,Pool,Sidewalks,Spa,Walking Trail

**Fireplace Location: Other:** None

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

**Fireplace:** None

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Amphitheater

**Middle School:** Amphitheater

**Elementary School:** Rio Vista

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Gated Community

**Association & Fees: HOA Amt  
(Monthly):** \$150

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

