



**\$950,000**

**4346 S ESCALANTE RIDGE PL, TUCSON, AZ  
85730, USA**

<https://rehomes.us>

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

Embark on a tranquil haven with mesmerizing views! Perched atop a 3.34-acre expanse near the enchanting Saguaro National Park East, this extraordinary hillside retreat showcases an ideal orientation within the property. Tucked away at the end of a paved road, this residence unveils sweeping vistas of the Rincon Mountains to the east and captivating sunrises [...]



**Wendy Winters**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2001

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 3.34 acres

**Lot Dimensions:** 284' x 477' x 261' x 477'

**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 145490.00 sq ft

**MLS #:** 22401207

**Bathrooms Full:** 3

**List Number Main:** 22401207

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

**Township:** 14

Description

**Legal Description:** From Parcel:20563011V /W308.55' S472' N801.68' Nw4 Se4 3.34 Ac Sec 31-14-16 Aka Pcl 4 Rs 16/54

Rooms

**Sauna Level:** Tanque Verde

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Reverse Osmosis

**Kitchen Features:** **Countertops:** granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Cul-De-Sac,East/West Exposure,Elevated Lot,Hillside Lot,Previously Developed

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2655.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish,View Fence

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Pueblo,Santa Fe,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. **Special Listing Conditions:** None

**Subdivision Name:** N/A

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

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

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric: Electric Company:** TEP

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

**Driveway: Paved:** Gravel

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Home Protection: Offered:** No

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Section:** 31

**Community:** None

**Fire Protection:** Subscription

**Tax Code:** 205-63-0850

**Range:** 16.00

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

**Road Type:** Chip/Seal

**Road Maintenance:** Road Maintenance Agreement

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet,Smart Thermostat,Surround Sound

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 977-0910

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Skylight(s),Triple Pane Windows,Walk In Closet(s),Water Softener

**Sewer:** Septic

**Electric:** Solar PV System

**Fireplace Location: Other:** Great Room, front courtyard

**Assoc Amenities:** None

**Fireplace:** Bee Hive,Gas

**Main Heating:** Electric,Zoned

**Pool:** Heated

**Spa:** Conventional,Hot Tub, Conventional,Hot Tub

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Courtyard,Outdoor Kitchen

**Neighborhood Feature:** Horses Allowed

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** Yes

**Laundry:** Dryer,Gas Dryer Hookup,Laundry Room,Washer

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** Shared Well,Well Agreement

**Window Covering:** Stay

**Guest Facilities:** None





## Nearby Schools

**High School:** Tanque Verde

**Middle School:** Emily Gray

**Elementary School:** Tanque Verde



## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

