



**\$1,497,970**

**4439 E PINNACLE RIDGE PL, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

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

Recent updates to this luxury foothills home located on a premium lot in Paloma Canyon with unobstructed breathtaking views of Finger Rock and the Catalina Mountains. Home overlooks a desert common area studded with majestic saguaro cactus. Relax on the covered travertine patio of this backyard oasis... listen to the waterfall, take a dip in [...]



**Roberta Paley**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2001

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.50 acres

**Lot Dimensions:** TBD

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 21780.00 sq ft

**MLS #:** 22402277

**Bathrooms Full:** 4

**List Number Main:** 22402277

**Municipality/Zoning:** Pima County - CR1R

**Township:** 13

Description

**Legal Description:** From Parcel:10906002C /Pinnacle Ridge Lot 0024

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Water Purifier

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

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

**Extra Room:** Loft

Building Details



<b>Lot Features:</b> Adjacent to Wash,Cul-De-Sac,North/South Exposure	<b>Garage/Carport Feat:</b> Additional Garage,Attached Garage Cabinets,Electric Vehicle Charging Station(s)
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 4446.00 sq ft	<b># of Garage Spaces:</b> 3.00
<b>Stories:</b> Two	<b>Style:</b> Contemporary,Spanish Mission
<b>Fence:</b> Masonry,Stucco Finish	<b>Construction Status:</b> Existing

---

## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> Pinnacle Ridge (1-76)	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees	<b>Direction:</b> E
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TEP	<b>Landscape - Rear: Other:</b> Artificial Turf,Decorative Gravel,Flower Beds,Shrubs,Sprinkler/Drip,Trees
<b>Driveway: Paved:</b> Concrete	<b>Subdivision Restrict: Deed Restrictions:</b> Yes
<b>Subdivision Restrict: Age Restrictions:</b> No	<b>Association &amp; Fees: HOA:</b> Yes
<b>Association &amp; Fees: HOA Name:</b> Paloma Canyon	<b>Home Protection: Offered:</b> No
<b>Accessibility Option:</b> Door Levers	<b>Assessments:</b> \$0
<b>Section:</b> 10	<b>Community:</b> None
<b>Fire Protection:</b> Subscription	<b>Tax Code:</b> 109-06-8220
<b>Range:</b> 14.00	<b>Property Disclosures:</b> Insurance Claims History Report
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> HOA
<b>Technology:</b> Tile, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Smart Thermostat	<b>Terms:</b> Cash,Conventional

---

## Listing Office



**ListingOfficeName:** OMNI Homes International

**Listing Office Phone:** (520) 275-4077

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Office Url:**  
<http://omnihomesinternational.com>

**Listing Member Phone:** (520) 955-1440

---

## Units Information

**Unit Level:** 2

---

## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Plant Shelves,Skylight(s),Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Purifier

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Laundry Room,Sink

**Main Cooling:** Ceiling Fans,Ceiling Fans Pre-Wired,Heat Pump,Zoned

**Patio/Deck:** Covered,Patio,Paver

**Security:** Alarm Installed,Cameras,Gated,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Putting Green,Waterfall/Pond

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Heat Pump,Natural Gas,Zoned

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools



**High School:** Catalina Fthls  
**Elementary School:** Sunrise Drive

**Middle School:** Orange Grove

---

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA  
Amt (Monthly):** \$90

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

