



**\$1,595,000**

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

<https://rehomes.us>

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

Be wowed by the breathtaking views of the Catalina's at this spectacular premium lot in Paloma Canyon! Adjacent to a wash with only neighbors to the east affords maximum privacy for sunset views. Rise early in the morning and gaze east to a glorious sunrise. Relax in the backyard oasis listening to the waterfall or take [...]



**Roberta Paley**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2001

**Days On Market:** 2

**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 #:** 22322359

**Bathrooms Full:** 4

**List Number Main:** 22322359

**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,Wine Cooler

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

**Kitchen Features:**  
**Appliance Color:** Black

**Extra Room:** Loft

## Building Details



**Lot Features:** Adjacent to Wash,Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 4446.00 sq ft

**Stories:** Two

**Fence:** Masonry,Stucco Finish

**Garage/Carport Feat:** Additional Garage,Attached Garage Cabinets,Electric Vehicle Charging Station(s)

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Pinnacle Ridge (1-76)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Accessibility Option:** Door Levers

**Section:** 10

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Flower Beds,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 109-06-8220

**Property Disclosures:** Insurance Claims History Report

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## 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

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## Units Information

**Unit Level:** 2

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## 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:** Dryer,Laundry Room,Sink,Washer

**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

**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

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## Nearby Schools



**High School:** Catalina Fthls

**Middle School:** Orange Grove

**Elementary School:** Sunrise Drive

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## Fees and Taxes

**Tax Year:** 2022

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

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

