



**\$325,000**

## **44 CIRCULO VERDUGO, RIO RICO, AZ 85648, USA**

<https://rehomes.us>

Excellent all-electric home with 3 bedrooms 2 bathrooms with skylights, beautiful light fixtures, fireplace, breakfast bar, ceramic tile flooring, pantry closet, laundry room with sink, double garage, enclosed backyard where you can enjoy the beautiful Arizona sunsets under shade trees, cement slab across back of home. Colorful home shows great!

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Virginia Bristol**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 7

**County:** Santa Cruz

**Lot Acres:** 0.30 acres

**Lot Dimensions:** 107x117x100x114

**View:** Residential,Rural,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 13068.00 sq ft

**MLS #:** 22323110

**Bathrooms Full:** 2

**List Number Main:** 22323110

**Municipality/Zoning:** SCC - R-4

**Township:** 22

Description

**Legal Description:** Sub Rio Rico Villas 14 Lot 10 Block 698

Rooms

**Sauna Level:** Santa Cruz Valley United School District #35

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

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan

**Kitchen Features:**  
**Countertops:** Laminate

**Kitchen Features:** **Appliance Color:** White

**Extra Room:** None

Building Details



**Lot Features:** North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Territorial

**Construction Status:** Existing

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

**Floor covering:** Ceramic Tile

**Window Covering: Other:** Drapes do not  
convey

**Main House SqFt:** 1553.00 sq ft

**Stories:** One

**Fence:** Wire,Wood

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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:** Rio Rico Villas 14

**Landscape - Front: Other:** Trees

**Horse Facilities:** No

**Electric: Electric Company:** Unisource Energy

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Level

**Assessments:** \$0

**Community:** Rio Rico Villas East

**Tax Code:** 125-01-297

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

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Flower  
Beds,Trees

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** No

**Home Protection: Plan By:**  
Home W. of America

**Driveway:** To Property Line

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, None



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## Listing Office

**ListingOfficeName:** Century 21 Success Realty

**Listing Office Address:** 3241 N. Grand Ave.,  
Nogales, AZ 85621

**Listing Member Phone:** (520) 313-3002

**Listing Office Phone:** (520) 287-3000

**Listing Office Url:**  
<http://www.century21.com>

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Skylights,Walk In Closet(s)

**Neighborhood Feature:** Paved Street,Street Lights

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Electric,Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Guest Facilities:** None

**Sewer:** Septic

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

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry  
Room,Sink

**Main Cooling:** Ceiling Fans,Heat Pump

**Patio/Deck:** Covered,Patio,Slab

**Security:** None

**Water:** Water Company

**Gas:** None

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## Nearby Schools

**High School:** Rio Rico High School

**Middle School:** Calabasas Middle School

**Elementary School:** San Cayetano Elementary





# Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

