



\$1,060,000

**4635 S PASEO MELODIOSO, TUCSON, AZ
85730, USA**

<https://rehomes.us>

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

Welcome to this Tucson gem, where luxury meets panoramic mountain views situated to take full advantage of sunrises and sunsets. This home with 11 foot ceilings throughout stands apart in a gated community full of custom homes, sitting on 3.32 acres, zoned for horses, equipped with horse corral and stalls with easy access to Pantano [...]



Erin Boehler

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2000

Days On Market: 11

County: Pima

Lot Acres: 3.32 acres

Lot Dimensions: 184'x576'x326'x618'

View: Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 144575.00 sq ft

MLS #: 22406336

Bathrooms Full: 2

List Number Main: 22406336

Municipality/Zoning: Tucson - SR

Township: 14

Description

Legal Description: RANCHO CANCION EAST LOT 35

Rooms

Sauna Level: Tanque Verde

Dining Areas: Breakfast Bar,Formal Dining Room

Kitchen Features: Compactor,Dishwasher,Garbage Disposal,Gas Cooktop,Gas Range,Refrigerator

Kitchen Features:
Appliance Color:
Stainless

Extra Room: None

Building Details

Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3038.00 sq ft

Stories: One

Fence: Block,Stucco Finish,Wrought Iron

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing



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: Rancho Cancion East (1-42)

Landscape - Front: Other: Desert Plantings,Low Care

Horse Property: Yes - By Zoning

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$250

Association & Fees: HOA Telephone: 520-760-7793

Accessibility Option: Level

Section: 31

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

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

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: Yes

Landscape - Rear: Other: Desert Plantings,Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Rancho Cancion East

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 205-63-0490

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: eXp Realty

Listing Office Address: 1610 N Kolb, Tucson, AZ 85715

Listing Member Phone: (352) 535-3755

Listing Office Phone: (888) 897-7821

Listing Office Url:
<http://www.exprealty.com>



Amenities & Features

Sewer: Septic	Neighborhood Feature: Gated,Horses Allowed
Primary Bathroom Features: Double Vanity,Separate Shower(s),Walk-in Tub	Fireplace Location: Other: Family Room
Pool: Conventional: Yes	Laundry: Dryer,Laundry Room,Storage,Washer
Fireplace: Gas	Main Cooling: Ceiling Fans,Central Air
Main Heating: Forced Air,Natural Gas	Patio/Deck: Covered
Security: Smoke Detector(s)	Spa: Hot Tub, Hot Tub
Water: City	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Guest Facilities: None	

Nearby Schools

High School: Tanque Verde	Middle School: Emily Gray
Elementary School: Tanque Verde	

Fees and Taxes

Tax Year: 2023	Association & Fees: HOA Amt (Monthly): \$92.33
Association & Fees: HOA Payment Frequency: Monthly	

