



**\$269,000**

**470 W SHADOW WOOD ST, GREEN VALLEY,  
AZ 85614, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

This townhome located in the gated community of Las Campanas Village is perfect for winter getaways or downsizing to a simpler lifestyle. As you enter through the foyer, you'll notice the open floorplan with attractive floor tiles, subtle paint colors, and 10-foot ceilings. The kitchen is spacious and efficient, with beautiful mid-tone wood cabinetry, stainless [...]



**Laurie Lundeen**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2005

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 44 x 100 approx

**View:** None

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4848.00 sq ft

**MLS #:** 22325784

**Bathrooms Full:** 2

**List Number Main:** 22325784

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

**Township:** 18

Description

**Legal Description:** Las Campanas Village, Lot 9

Rooms

**Sauna Level:** Continental  
Elementary School District #39

**Kitchen Features: Appliance Color:** Stainless

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

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** Screen Patio

**Kitchen Features:** Dishwasher,Electric Range,Lazy Susan,Microwave,Refrigerator

Building Details



**Lot Features:** North/South Exposure

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

**# of Carport Spaces:** 0.00

**Roof: Other:** HOA covers

**Floor covering:** Ceramic Tile, Laminate

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 1282.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block

**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:** Las Campanas Village (1-111)

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

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

**Direction:** W

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

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

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Las Campanas Village

**Association & Fees: HOA Telephone:** 742-5674

**Home Protection: Offered:** No

**Accessibility Option:** Wide Hallways

**Assessments:** \$0

**Section:** 10

**Community:** Las Campanas Village

**Fire Protection:** Included in Taxes

**Tax Code:** 304-76-5890

**Range:** 13.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, Cable TV, High Speed Internet

**Terms:** Cash, Conventional, Submit



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# Listing Office

**ListingOfficeName:** Listing Office **Phone:** (520) 625-1112  
Coldwell Banker Realty

**Listing Office Address:** 180 W. Continental #100, Green Valley, AZ 85622

**Listing Office Url:** [http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid\\_3118/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing Member Phone:** (520) 256-4000

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# Amenities & Features

<b>Interior Features:</b> Bay Window,Dual Pane Windows,Foyer,High Ceilings 9+,Non formaldehyde Cabinets,Split Bedroom Plan,Walk In Closet(s),Water Purifier	<b>Exterior Features:</b> Native Plants,Solar Screens
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Gated,Park,Paved Street,Sidewalks,Walking Trail
<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Low Flow Showerhead,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Main Cooling: Other:</b> Daiken 2018	<b>Main Heating: Other:</b> Daiken 2018
<b>Water: Other:</b> Green Valley Water	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Park	<b>Laundry:</b> Dryer,Laundry Room,Storage,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air,ENERGY STAR Qualified Equipment,Heat Pump
<b>Main Heating:</b> Heat Pump	<b>Patio/Deck:</b> Covered,Patio,Screened
<b>Pool:</b> None	<b>Security:</b> Gated,Smoke Detector(s),Wrought Iron Security Door
<b>Spa:</b> None, None	<b>Water:</b> Water Company
<b>Water Heater:</b> Electric	<b>Window Covering:</b> Stay
<b>Gas:</b> None	<b>Guest Facilities:</b> None

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# Nearby Schools



High School: Optional

Middle School: Continental

Elementary School: Continental

## Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Cable or Satellite,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Gated Community,Roof Repair,Roof Replacement,Street Maint

Association & Fees:  
HOA Amt (Monthly):  
\$288

Association & Fees: HOA Payment Frequency: Monthly

