



**\$796,000**

**4924 N VENTANA RIDGE PL, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Likely to sell faster than 97% of nearby homes. Rare elevated urban oasis – 180 degree views on Ventana wash in Ventana Ridge, 29 homes. Gated. ONE OWNER since new in 1996. 1/2 acre lot shows like 5. Protected riparian area is like having a 500 acre private park for your backyard! Exceptionally QUIET neighborhood. [...]

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



**Jared English**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.42 acres

**Lot Dimensions:** IRR x IRR

**View:** Desert,Mountains,Panoramic,Rural,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 18159.00 sq ft

**MLS #:** 22407262

**Bathrooms Full:** 2

**List Number Main:** 22407262

**Municipality/Zoning:** Pima County - CR2

**Township:** 13

Description

**Legal Description:** From Parcel:11464022E /Ventana Ridge Lot 0024

Rooms

**Sauna Level:** Catalina Foothills

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

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

**Kitchen Features:** Convection Oven,Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Exhaust Fan,Gas Range,Island,Lazy Susan,Microwave,Prep Sink,Wet Bar

**Kitchen Features:**  
**Countertops:** Granite Tile

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

**Extra Room:** None

Building Details



**Lot Features:** Elevated Lot,Hillside Lot  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 1991.00 sq ft  
**Stories:** One  
**Fence:** None

**Garage/Carport Feat:** Attached Garage/Carport  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame  
**# of Garage Spaces:** 2.00  
**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:** Ventana Ridge (1-29)

**Landscape - Front: Other:** Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** Tucson Electric

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$125

**Association & Fees: HOA Telephone:** 520-298-2146

**Accessibility Option:** Level

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-64-0530

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Ventana Ridge HOA

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 17

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,High Speed Internet,Surround Sound

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## Listing Office



**ListingOfficeName:** Congress Realty

**Listing Office Address:** 4427 E Angela Dr,  
Phoenix, AZ 85032

**Listing Member Phone:** (888) 881-4118

**Listing Office Phone:** (888) 881-4118

**Listing Office Url:**  
<http://www.congressrealty.co>

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Insulated Windows,Skylight(s),Skylights,Split Bedroom Plan,Storage,Wet Bar,Workshop

**Sewer:** Connected

**Electric:** Net Meter

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Maintenance

**Fireplace:** Gas

**Main Heating:** Heat Pump

**Security:** Alarm Installed,Gated,Security Lights,Shutters

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ,Courtyard,Dog Run,Fountain,Native Plants,Plantation Shutters,Waterfall/Pond,Workshop

**Neighborhood Feature:** Gated,Paved Street,Sidewalks

**Primary Bathroom Features:** 2 Primary Baths

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central Air,Heat Pump,Zoned

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

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Natural Gas,Recirculating Pump,Storage Tank

**Gas:** Natural

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## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Canyon View

**Middle School:** Esperero Canyon

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$83

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Gated Community,Sewer,Street Maint

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

