



**\$265,000**

**5051 N SABINO CANYON RD, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Indulge in the ultimate blend of comfort and convenience in this sought-after Ventana Vista Condo. Nestled in a gated community that offers unparalleled mountain views and a prime foothills location. This meticulously maintained 2nd-floor unit boasts 2 bedrooms and dual balconies for relaxation. Embrace nature with close proximity to Sabino Canyon and hiking trails. Enjoy [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Rebecca Dwaileebe**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1986

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** Condo

**View:** Desert,Mountains

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 871.00 sq ft

**MLS #:** 22408124

**Bathrooms Full:** 1

**List Number Main:** 22408124

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

**Township:** 13

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## Description

**Legal Description:** Ventana Vista Condominiums Bldg 13 Unit 2146 .37% Int In Common Elements

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## Rooms

**Sauna Level:** Catalina Foothills

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

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

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

**Extra Room:** None

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## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 976.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**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 Vista Condominiums

**Landscape - Front:** Other: None

**Horse Property:** No

**Electric:** Electric Company: TEP

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: Yes

**Association & Fees:** HOA Name: Ventana Vista Condo

**Home Protection:** Offered: No

**Driveway:** None

**Section:** 17

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Telephone

**Special Listing Conditions:** Probate/Estate

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear:** Other: None

**Subdivision Restrict:** Age Restrictions: No

**Association & Fees:** HOA Transfer Fee: \$155

**Association & Fees:** HOA Telephone: 520-219-4520

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-14-2720

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 310-7642



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# Units Information

Unit Level: 2

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## Amenities & Features

**Interior Features:** Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower & Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Balcony,Covered

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Athletic Facilities,Gated,Lighted,Walking Trail

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Spa/Hot Tub

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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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

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Gated Community,Roof Repair,Roof Replacement,Sewer,Street Maint,Water

**Association & Fees:** HOA

**Payment Frequency:**  
Monthly

