



\$331,400

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

<https://rehomes.us>

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

Amazing downstairs end unit condo with expanded paver patio and 2 separate seating areas. Not another like it! Much desired gated NE Ventana Vista. Home has been lovingly cared for and offers a split bedroom plan for utmost privacy. Lots of natural light, zoned heating and cooling, fireplace and custom lighted shelving in living rm. [...]



Rhonda Ledbetter

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1986

Days On Market: 9

County: Pima

Lot Acres: 0.00 acres

Lot Dimensions: condo

View: Mountains,Wooded

Type: Condominium

Bedrooms: 2 beds

Lot size: 0.00 sq ft

MLS #: 22417492

Bathrooms Full: 2

List Number Main: 22417492

Municipality/Zoning: Pima County - TR

Township: 13

Description

Legal Description: Ventana Vista Cono Building 9, Unit 1135, .44% int in common elements

Rooms

Sauna Level: Catalina Foothills

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Refrigerator,Reverse Osmosis

Kitchen Features:
Countertops: Corian

Extra Room: Storage

Building Details

Lot Features: Adjacent to Wash,Borders Common Area

of Carport Spaces: 1.00

Basement: No

Main House SqFt: 1164.00 sq ft

Stories: One

Fence: None

Garage/Carport Feat: Additional Carport

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 0.00

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: Ventana Vista Condominiums

Landscape - Front: Other: Decorative Gravel,Low Care,Shrubs,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Ventana Vista

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 114-14-1150

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520-299-4852

Accessibility Option: Level

Section: 17

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

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

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 6410 E. Tanque Verde Rd., Tucson, AZ 85715

Listing Member Phone: (520) 390-1011

Listing Office Phone: (520) 918-4800

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

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Storage,Walk In Closet(s)	Exterior Features: None
Sewer: Connected	Neighborhood Feature: Athletic Facilities,Exercise Facilities,Gated,Paved Street,Pickleball,Pool,Rec Center,Spa,Tennis Courts
Primary Bathroom Features: Shower Only	Fireplace Location: Other: Living Room
Pool: Conventional: No	Assoc Amenities: Clubhouse,Maintenance,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts
Laundry: Laundry Closet	Fireplace: Wood Burning
Main Cooling: Ceiling Fans,Central Air,Zoned	Main Heating: Electric,Zoned
Patio/Deck: Covered,Paver	Security: Wrought Iron Security Door
Spa: None, None	Water: City
Water Heater: Electric	Window Covering: Stay
Gas: None	Guest Facilities: None

Nearby Schools

High School: Catalina Fthls	Middle School: Esperero Canyon
Elementary School: Canyon View	

Fees and Taxes



Tax Year: 2023

Association & Fees:
HOA Amt (Monthly):
\$327.54

Assoc Fees Includes: Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Garbage Collection,Gated Community,Roof Repair,Roof Replacement,Sewer,Street Maint,Water

Association & Fees: HOA Payment Frequency: Monthly

