



**\$295,000**

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

<https://rehomes.us>

Luxurious Catalina Foothills Condo Living at its Finest in sought after Ventana Vista Condominiums. Nestled in one of Tucson's premier North side locations, just a stone's throw away from Sabino Canyon & Lowes Ventana Canyon Golf Resort & Country Club, and surrounded by Million Dollar Homes and World Renowned Canyon Ranch just over the hill, [...]

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



**Bryan Durkin**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1986

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.03 acres

**Lot Dimensions:** CONDO

**View:** Mountains,Sunset

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 1307.00 sq ft

**MLS #:** 22400655

**Bathrooms Full:** 2

**List Number Main:** 22400655

**Municipality/Zoning:** Pima County - CR5

**Township:** 13

Description

**Legal Description:** Ventana Vista Condominiums Bldg 5 Unit 2117 .44% Int In Common Elements

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** Appliances: Stainless

**Extra Room:** Storage

**Kitchen Features: Countertops:** Corian

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Microwave,Refrigerator

Building Details



**Lot Features:** Borders Common Area,North/South Exposure,Previously Developed

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1164.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Detached

**Floor covering:** Carpet, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary,Southwestern

**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:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

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

**Accessibility Option:** None

**Section:** 17

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** VV Condo Assoc

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-14-2430

**Property Disclosures:** Flood Plain,Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit



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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

**Listing Office Url:**  
<http://www.russlyon.com>

**Listing Member Phone:** (520) 240-3491

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## Units Information

**Unit Level:** 2

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,High Ceilings 9+,Split Bedroom Plan,Storage,Vaulted Ceilings

**Sewer:** Connected

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

**Pool: Conventional:** No

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

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

**Patio/Deck:** Balcony,Covered,Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** BBQ

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated,Paved Street,Pickleball,Pool,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Clubhouse,Maintenance,Pickleball,Pool,Recreation Room,Sauna,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air,Zoned

**Security:** Gated,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Canyon View

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees:**  
**HOA Amt (Monthly):**  
\$305.72

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

