



**\$395,000**

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

<https://rehomes.us>

Architectural feature of a stone facade entering into this 1980 SQ FT home. Stepping into the foyer, view 2 front rooms that could be formal dining, living room, music, den, office space. w/ coffered ceilings. Spacious kitchen features NEW SS appliances, walk-in and Butler's pantries, lots of cabinets, large island. Great room 10' ceilings, 12' [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Martha Sage**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 5706.00 sq ft

**MLS #:** 22318417

**Bathrooms Full:** 2

**List Number Main:** 22318417

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

**Township:** 18

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## Description

**Legal Description:** Las Campanas Village Lot 4 CAGR

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## Rooms

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

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar, Formal Dining Room, Great Room

**Kitchen Features:** Dishwasher, Electric Range, Exhaust Fan, Garbage Disposal, Island, Microwave, Refrigerator

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

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

**Extra Room:** None

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Partial

**Main House SqFt:** 1980.00 sq ft

**Stories:** One

**Fence:** Block

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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:** Las Campanas Village (1-111)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-742-5674

**Accessibility Option:** Door Levers,Level,Wide Hallways

**Assessments:** \$0

**Community:** Las Campanas Village

**Tax Code:** 304-76-5840

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

**Road Maintenance:** HOA

**Terms:** Submit

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 18745 S I-19 Frontage Rd Ste A, Green Valley, AZ 85614

**Listing Member Phone:** (406) 461-3585

**Listing Office Phone:** (520) 428-0444

**Listing Office Url:**  
<https://www.tierraantigua.com/>



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Foyer,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)

**Neighborhood Feature:** Gated,Park,Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

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

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Patio/Deck: Other:** Extended

**Assoc Amenities:** Park

**Fireplace:** Wood Burning

**Main Heating:** Heat Pump

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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# Nearby Schools

**High School:** Optional

**Elementary School:** Continental

**Middle School:** Continental

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# Fees and Taxes



**Tax Year:** 2022

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

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

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

