



**\$625,000**

## **5396 N CANYON RISE PL, TUCSON, AZ 85749, USA**

<https://rehomes.us>

Gated Sabino Springs. Impeccably maintained & stylishly updated contemporary gem w/ enchanting mountain views. Relax w/ morning coffee on the spacious front courtyard. Entertain on the back patio & beautifully landscaped rear yard that borders the AZ Nat'l golf course. Stunning new kitchen w/ Cambria countertops, Wolf gas range, undercabinet lighting, Zephyr vent hood, curved [...]

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



**Darla Johnson**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 53x151x50x135

**View:** City,Golf Course,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7274.00 sq ft

**MLS #:** 22315067

**Bathrooms Full:** 2

**List Number Main:** 22315067

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

**Township:** 13

Description

**Legal Description:** CANYON SPRINGS AT SABINO SPRINGSLot 0032

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Bonus Room

**Kitchen Features:** Pantry: Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Refrigerator

Building Details

**Lot Features:** North/South Exposure,On Golf Course,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2207.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# 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:** Canyon Springs at Sabino Springs (1-61)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sabino Springs

**Tax Code:** 114-07-5530

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Decorative Gravel,Desert Plantings,Low Care,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 14

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 306-8664

**Listing Office Phone:** (520) 544-2335

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows

**Sewer:** Connected

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

**Pool: Conventional:** No

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

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

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

**Security:** Gated,Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Exercise Facilities,Golf,Paved Street,Pool,Rec Center,Sidewalks,Spa

**Fireplace Location: Other:** Family Room

**Assoc Amenities:** Clubhouse,Pool,Recreation Room,Spa/Hot Tub

**Fireplace:** Gas

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Collier

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Garbage Collection,Gated Community

**Association & Fees: HOA Amt (Monthly):**  
\$225

