



**\$530,000**

**5445 S ACACIA CREEK DR, GREEN VALLEY, AZ  
85622, USA**

<https://rehomes.us>

Stunning Direct Santa Rita Mountain Views!! Overlooks Golf Course, Original Owners! Covered Patio, Living Room w/Fireplace, Plus Den, Three Car Garage, Kitchen with Hickory Cabinets, Raised Bar, Pantry & Extra Cabinets.

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



**Michael Barry**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2005

**Days On Market:** 33

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** Irregular

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7403.00 sq ft

**MLS #:** 22409090

**Bathrooms Full:** 2

**List Number Main:** 22409090

**Municipality/Zoning:** Green Valley - CR5

**View:** Golf Course,Mountains,Residential,Sunrise

Description

**Legal Description:** CANOA RANCH BLOCK 19 & 20 LOT 56 CAGR D 0

Rooms

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

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

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

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

**Extra Room:** Den

**Kitchen Features: Pantry:** Closet

Building Details



**Lot Features:** Borders Common Area,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Window Covering: Other:** Shutters

**Main House SqFt:** 2006.00 sq ft

**Stories:** One

**Fence:** Block,Shared Fence,Stucco Finish

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

**Floor covering:** Ceramic Tile

**Floor Covering: Other:** Travertine

**Construction:** Stucco Finish

**# of Garage Spaces:** 3.00

**Style:** 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:** Canoa Ranch Blocks 19 & 20

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Community:** Canoa Ranch

**Tax Code:** 304-69-1760

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 0.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat



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## Listing Office

**ListingOfficeName:** Re/Max Signature

**Listing Office Phone:** (520)  
614-1001

**Listing Office Address:** 555 N. La Canada Suite 131,  
Green Valley, AZ 85614

**Listing Member Phone:** (520)  
300-1755

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,High Ceilings 9+,Split Bedroom  
Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Electric:** None

**Fireplace Location: Other:** Great Room

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

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

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

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Gated,Sidewalks

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

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** Water Company

**Gas:** Natural

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## Nearby Schools

**High School:** Optional

**Elementary School:** Continental

**Middle School:** Continental





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Gated  
Community,Street Maint

**Association & Fees: HOA Amt  
(Monthly):** \$68

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

