



**\$379,000**

**5481 N VÍA DEL ARBOLITO, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

- 3 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Wonderful 3 bed/2 bath move-in ready townhouse in the sought after Ventana De Sabino community. Bright & inviting townhome with vaulted ceilings and wood burning fireplace. Master, loft and guest room upstairs. Bedroom on main level ideal for office or sitting room. The townhome is surrounded by lushly landscaped common area. HOA includes water, trash, [...]



**Catherine Bradley**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1991

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.03 acres

**Lot Dimensions:** irreg

**View:** Desert,Sunrise

**Type:** Townhouse

**Bedrooms:** 3 beds

**Lot size:** 1263.00 sq ft

**MLS #:** 22317446

**Bathrooms Full:** 2

**List Number Main:** 22317446

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

**Township:** 13

Description

**Legal Description:** Ventana de Sabino North Lot 119

Rooms

**Sauna Level:** Catalina Foothills

**Dining Areas:** Dining Area

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

**Kitchen Features:** Pantry: Closet

**Extra Room:** Loft,Storage

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1507.00 sq ft

**Stories:** Two

**Fence:** Block,Stucco Finish

**Garage/Carport Feat:** Additional Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 0.00

**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:** Ventana De Sabino North (1-127)

**Landscape - Front: Other:** Desert Plantings,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-13-3800

**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

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 17

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 390-5349

**Listing Office Phone:** (520) 299-2201

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

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## Units Information

**Unit Level:** 2



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Furnished,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Low Flow Showerhead

**Pool: Conventional:** No

**Laundry:** Energy Star Qualified Dryer,Energy Star Qualified Washer,Laundry Closet

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** BBQ,Courtyard,Fountain

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

**Fireplace Location: Other:** Great Room

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

**Fireplace:** Wood Burning

**Main Heating:** Electric,Heat Pump

**Security:** 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:** 2022

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

**Association & Fees:**  
**HOA Amt (Monthly):**  
\$329

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

