



**\$510,000**

**55 E BREARLEY DR, ORO VALLEY, AZ 85737, USA**

<https://rehomes.us>

Enjoy the Oro valley lifestyle with direct access to the infamous Loop/Riverwalk - endless trails for the outdoor enthusiast. Amazing golf, shopping and dining surround you - close proximity to everything! 3bd/2ba with split floor plan, 9+ ft ceilings, huge breakfast bar/Kitchen with granite counter tops and double oven ideal for entertaining. Low maintenance yard [...]

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



**Ami Benson**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2010

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 50 x 109

**View:** Desert,Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5094.00 sq ft

**MLS #:** 22406080

**Bathrooms Full:** 2

**List Number Main:** 22406080

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 12

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## Description

**Legal Description:** Rivers Edge II Lot 31

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## Rooms

**Sauna Level:** Amphitheater

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

**Extra Room:** None

**Kitchen Features:** Pantry: Closet

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

**Kitchen Features:** Compactor,Gas Cooktop,Lazy  
Susan,Microwave,Refrigerator

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1943.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Lamineate

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

**# 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:** Rivers Edge II

**Landscape - Front: Other:** Desert Plantings,Low Care,Shrubs

**Horse Property:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 12

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 224-28-3000

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

**Road Maintenance:** City

**Terms:** Cash,Conventional,Submit,VA

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (520) 789-8174

**Listing Office Phone:** (520) 665-4200

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

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## Units Information

**Unit Level:** 1



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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Plant Shelves	<b>Exterior Features:</b> Native Plants
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Jogging/Bike Path,Park,Paved Street,Sidewalks,Walking Trail
<b>Electric:</b> None	<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Separate Shower(s),Shower & Tub
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Park	<b>Laundry:</b> Laundry Room
<b>Green Features:</b> Water	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered,Patio	<b>Pool:</b> None
<b>Security:</b> Alarm Installed	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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# Nearby Schools

<b>High School:</b> Ironwood Ridge	<b>Middle School:</b> Wilson K-8
<b>Elementary School:</b> Copper Creek	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Garbage Collection
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$89	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

