



**\$759,000**

## **55 COLLIE DR, SONOITA, AZ 85637, USA**

<https://rehomes.us>

Experience breathtaking 270-degree views of six mountain ranges and the picturesque Sonoita valley. With three spacious bedrooms plus a convenient office with built-in desk and cabinets, this home offers both comfort and functionality. The main bathroom features a large cedar-lined walk-in closet, sit-down vanity, dual sinks, and a lavish walk-in shower with bench and dual shower [...]

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



**Joshua Montesana**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 2

**County:** Santa Cruz

**Lot Acres:** 2.93 acres

**Lot Dimensions:** unknown

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 127630.00 sq ft

**MLS #:** 22320866

**Bathrooms Full:** 2

**List Number Main:** 22320866

**Municipality/Zoning:** SCC - SR

**View:** Mountains,Panoramic,Rural,Sunrise,Sunset

Description

**Legal Description:** Papago Springs Est # 1 Lot 45

Rooms

**Sauna Level:** Elgin

**Dining Areas:** Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Gas Oven,Gas Range,Microwave,Refrigerator

**Laundry Level:** Wshr/Dry Hookup Only

**Extra Room:** Library,Storage,Workshop

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2261.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Dir Entry from Gar, Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Golf Cart Garage

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Wood Frame

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Ranch

**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:** Papago Springs

**Landscape - Front:** Other: Natural Desert,Sprinkler/Drip

**Horse Facilities:** No

**Landscape - Rear:** Other: Decorative Gravel,Grass,Sprinkler/Drip

**Subdivision Restrict:** Age Restrictions: No

**Home Protection:** Offered: No

**Driveway:** Circular

**Community:** None

**Tax Code:** 109-37-012

**Road Type:** Dirt

**Technology:** Tile, High Speed Internet,Pre-Wired Sat Dish

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Electric:** Electric Company: SSVEC

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: No

**Accessibility Option:** Entry,Other Bath Modification,Roll-In Shower,Wide Hallways

**Assessments:** \$36,576

**Fire Protection:** Included in Taxes

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

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

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## Listing Office

**ListingOfficeName:** Red Tail Real Estate

**Listing Office Address:** 3166 AZ-83, Ste 2, Sonoita, AZ 85637

**Listing Member Phone:** (520) 262-6860

**Listing Office Phone:** (520) 262-6860

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

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Energy Star  
Qualified,Vaulted Ceilings,Walk In  
Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:**  
Double Vanity

**Pool: Conventional:** No

**Fireplace:** Gas

**Main Heating:** Electric

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Propane

**Exterior Features:** BBQ-Built-In,Fountain,Green  
House,Native Plants,Workshop

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Room,Sink,Storage

**Main Cooling:** Ceiling Fans,Central Air,ENERGY STAR  
Qualified Equipment

**Patio/Deck:** Covered,Deck,Gazebo,Patio

**Security:** None

**Water:** Private Well,Shared Well

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Elgin

**Middle School:** Elgin

**Elementary School:** Elgin Elementary

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## Fees and Taxes

**Tax Year:** 2022

