



**\$1,250,000**

**5580 E PASEO CIMARRON, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Beautiful Foothills custom contemporary home with 360 sweeping city and mtn views on an elevated 1-acre lot. 3BR plus a large den, 2 and 1/2BA, 3440 sf. Newly repainted exterior, recently remodeled primary bath, laundry rm and powder rm. Large kitchen is a chef's dream – includes Wolf 6 burners/grill range, warming drawer, 2 Subzero [...]

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



**Melanie Tzou**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1992

**Bathrooms Full:** 2

**List Number Main:** 22316733

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 40075.00 sq ft

**MLS #:** 22316733

**County:** Pima

**Lot Acres:** 0.92 acres

**Lot Dimensions:** 140x277x140x296

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

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## Description

**Legal Description:** From:001010010 /Cimarron Foothills Estates Lot 0065

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## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Cooling Drawers,Dishwasher,Electric Oven,Gas Cooktop,Gas Range,Island,Microwave,Prep Sink,Refrigerator,Warming Drawer,Wine Cooler

**Kitchen Features:**  
**Countertops:** Granite

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

**Extra Room:** Den,Office

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## Building Details



**Lot Features:** East/West Exposure,Elevated Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Modern

**Construction Status:** Existing

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

**Floor covering:** Carpet

**Floor Covering: Other:** Glzd Porcelain Tile

**Main House SqFt:** 3440.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish,Wrought Iron

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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:** Cimarron Foothills Estates (1-97)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Cimarron Foothills

**Accessibility Option:** None

**Section:** 12

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,Ceiling Speakers,Surround Sound,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 109-09-0700

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

**Road Maintenance:** County

**Terms:** Cash,Conventional



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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) 991-8119

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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling  
Fan(s),Central Vacuum,Dual Pane Windows,High Ceilings  
9+,Skylights,Split Bedroom Plan,Vaulted Ceilings,Walk In  
Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** Yes

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

**Main Cooling:** Dual,Gas,Wall Unit(s),Zoned

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

**Security:** Alarm Leased,Security Lights,Smoke  
Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Paved  
Street

**Fireplace Location: Other:** Great  
Room,Primary Bedroom

**Assoc Amenities:** None,Security

**Fireplace:** Gas

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

**Pool:** Heated,Spool

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Ventana Vista



## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Garbage Collection

**Association & Fees: HOA Amt  
(Monthly):** \$575

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

