



\$470,000

**5601 S ACACIA CANYON PL, GREEN VALLEY,
AZ 85622, USA**

<https://rehomes.us>

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

You'll be amazed at the view, privacy, huge backyard and all this former model has to offer! Resting high at the end of a cul-de-sac close to the Canoa GVR center, this 1,784 sq. ft. 2 bedroom, 2 bath, 2.5 car garage home offers a stunning mountain view from the front paver courtyard, a perfect [...]



Susan Derlein

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2006

Days On Market: 62

County: Pima

Lot Acres: 0.24 acres

Lot Dimensions: Irregular

View: Desert,Golf Course,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 10411.00 sq ft

MLS #: 22308966

Bathrooms Full: 2

List Number Main: 22308966

Municipality/Zoning: Pima County - CR2

Township: 18

Description

Legal Description: Canoa Ranch Block 11 Lot 13 CAGR

Rooms

Sauna Level: Continental Elementary School District #39

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area

Kitchen Features: Electric Range,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Island,Microwave,Refrigerator

Laundry Level: Cabinets

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Building Details



Lot Features: Borders Common Area,Cul-De-Sac,East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1784.00 sq ft

Stories: One

Fence: Masonry,View Fence

Garage/Carport Feat: movable shelves, Attached Garage/Carport,Electric Door Opener,Extended Length

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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 Block 11 (1-17)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$0

Home Protection: Offered: No

Assessments: \$0

Community: Canoa Ranch

Tax Code: 304-69-2340

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Canoa Ranch Sunrise

Accessibility Option: Door Levers

Section: 9

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

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



Listing Office

ListingOfficeName: Long Realty -Green Valley

Listing Office Phone: (520) 625-5000

Listing Office Address: 275 W. Continental Rd. #101, Green Valley, AZ 85622

Listing Office Url:
<http://greenvally.longrealty.com>

Listing Member Phone: (520) 971-8781

Units Information

Unit Level: 1

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower Only

Patio/Deck: Other: Extended

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air,Gas

Patio/Deck: Covered,Patio,Paver

Security: Smoke Detector(s),Wrought Iron Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features:
BBQ,Courtyard,Plantation Shutters,Putting Green

Neighborhood Feature: Paved Street

Fireplace Location: Other: Great Room

Pool: Conventional: No

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools



High School: Sahuarita

Middle School: Continental

Elementary School: Continental

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint

**Association & Fees: HOA Amt
(Monthly):** \$27

Association & Fees: HOA Payment Frequency:
Annually

