



\$439,000

**5612 S ACACIA CANYON PL, GREEN VALLEY,
AZ 85622, USA**

<https://rehomes.us>

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

Experience luxury living in this immaculately maintained home that seamlessly blends sophistication with comfort. Tastefully upgraded interior with porcelain tile, enhanced window coverings & modern fixtures throughout. Open great room adjoins gourmet kitchen with beautiful cabinets, corian, tile backsplash & large pantry. Split plan with generously sized guest room & huge private master suite that [...]



Heather Shallenberger



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 2 beds
Bathrooms: 2.00 baths	Lot size: 8175.00 sq ft
Year built: 2010	MLS #: 22411906
Days On Market: 10	Bathrooms Full: 2
County: Pima	List Number Main: 22411906
Lot Acres: 0.19 acres	Municipality/Zoning: Green Valley - CR5
Lot Dimensions: Irregular	Township: 18
View: Mountains,Panoramic,Sunrise,Sunset	

Description

Legal Description: CANOA RANCH BLOCK 11 LOT 16 CAGR

Rooms

Sauna Level: Continental Elementary School District #39	Kitchen Features:
Kitchen Features: Pantry: Closet	Countertops: Granite
Dining Areas: Dining Area,Great Room	Kitchen Features:
Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator	Appliance Color: Stainless
	Extra Room: Den

Building Details



Lot Features: Borders Common Area,Corner Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Ceramic Tile

Floor Covering: Other: Porcelain tile

Main House SqFt: 1675.00 sq ft

Stories: One

Fence: Block

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,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-297-0797

Accessibility Option: None

Community: Canoa Ranch

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: See HOA Addendum

Home Protection: Offered: No

Assessments: \$0

Attribution Contact: 520-444-6694

Tax Code: 304-69-2370

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (520) 444-6694

Listing Office Phone: (520) 918-6500

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

Units Information

Unit Level: 1

Amenities & Features

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

Neighborhood Feature: Exercise Facilities,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Paver,Screened

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features:
Double Vanity,Exhaust Fan,Shower Only

Water: Other: Green Valley Water

Assoc Amenities: None

Fireplace: None

Main Heating: Forced Air,Natural Gas

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools



High School: Sahuarita

Elementary School: Continental

Middle School: Continental

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Amt (Monthly): \$30

Association & Fees: HOA Payment Frequency: Annually

