



**\$320,000**

## **521 PASEO PETIROJO, RIO RICO, AZ 85648, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



New construction investment opportunity. This duplex offers the perfect blend of style and comfort. It can be a great investment or live in one and rent the other. The open concept design flows seamlessly into the living space which creates a welcoming atmosphere for family and friends. Step into its modern kitchen which includes granite [...]

---

### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Santa Cruz

**Lot Acres:** 0.34 acres

**Lot Dimensions:** See map on file

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 2023

**List Price/SqFt:** 135.71

**List Number Main:** 22322222

**Municipality/Zoning:** SCC - MF

**View:** Mountain(s),Panoramic

## Description

**Legal Description:** Rio Rico Villas 13, Lot 4 of Block 675

## Rooms

**Sauna Level:** Santa Cruz Valley United School District #35

**Kitchen Features:** **Pantry:** Cabinet

**Breakfast:** Area

**Dining Room:** Area

**Bathroom Features:** **Countertops/Hall:** granite, granite

**Kitchen Features:** **Countertops:** granite

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

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

## Building Details

**Lot Features:** North/South Exposure

**Roof:** Rolled

**Construction:** Frame,Stucco Finish

**Fence:** Block

**Floor covering:** Ceramic Tile

**Floor Covering:** **Other:** Laminate upstairs

**Style:** Territorial

**Construction Status:** New Construction



---

## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Special Listing Conditions:** No SPDS,None

**Subdivision Name:** Bella Vista North

**Unit 2 Details: Rent:** 1350

**Utilities:** Tenant, Tenant

**Horse Facilities:** No

**Landscape - Rear: Other:** Graded,Trees

**Association & Fees: HOA:** No

**Home Protection: Plan By:** Builder

**Fema Flood Zone:** No

**Section:** 16

**Tax Code:** 124-03-260

**Property Disclosures:** None

**Road Maintenance:** County

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$0

**UnBranded Virtual Tour:** [Tenant, Two](#)

**Ownership:** Investor

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

**Landscape - Front: Other:** Graded,Trees

**Horse Property:** No

**Electric: Electric Company:** Unisource

**Driveway: Paved:** Dishwasher,Double Sink,Electric Range,Garbage Disposal

**Home Protection: Offered:** Yes

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 4.00

**Road Type:** Paved

**Technology:** Pre-Wired Sat Dish

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.00

---

## Listing Office

**Listing Office ShortId:** 80400507

**Listing Office Phone:** (520) 281-8999

**Listing Member Phone:** (520) 841-1564,  
145007883

**ListingOfficeName:** Burns Realty Inc

**Listing Office Address:** 1068 Camino  
Caralampi, Rio Rico, AZ 85648

---

## Units Information



**Unit 1 Details: Rent:** 1350  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1179  
**Unit 1 Details: # Full Baths:** 2  
**Unit 1 Information: Parking:** Two  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Details: SqFt:** 1179  
**Unit 2 Information: Stories:** Two  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 2nd  
**Unit 1 Information: Occupancy:** No  
**Unit 1 Details: # Bedrooms:** 2  
**Unit 1 Details: # Half Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: # Half Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** No, 2nd

**Amenities & Features**

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> Walking Trail	<b>Laundry:</b> Laundry Closet
<b>Main Cooling:</b> Heat Pump	<b>Main Heating:</b> Heat Pump
<b>Patio/Deck:</b> Slab	<b>Pool:</b> None
<b>RV Parking:</b> Space Available	<b>Security:</b> None
<b>Spa:</b> None	<b>Water Heater:</b> Electric
<b>Window Covering:</b> None	<b>Gas:</b> None
<b>Total Parking:</b> 4	

**Nearby Schools**

<b>High School:</b> Rio Rico High School	<b>Middle School:</b> Coatumundi Middle School
<b>Elementary School:</b> Mountain View Elementary	

**Fees and Taxes**



**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$0

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$165

