



**\$325,000**

## **5751 N KOLB RD, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Located in the coveted Catalina Foothills! Ultimate split floor plan located on the more popular north side of community. Close proximity to community pools, outdoor BBQ's and clubhouse. Completely remodeled! Kitchen features granite countertops w/ breakfast bar, custom cabinets, and stainless-steel appliances. Both bathrooms are nicely appointed with executive height cabinets and granite countertops. Veranda [...]

- 3 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Bill Norris**

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1996  
**Days On Market:** 25  
**County:** Pima  
**Lot Acres:** 0.00 acres  
**Lot Dimensions:** CONDO  
**View:** Desert,Panoramic,Sunset

**Type:** Condominium  
**Bedrooms:** 3 beds  
**Lot size:** 0.00 sq ft  
**MLS #:** 22327171  
**Bathrooms Full:** 2  
**List Number Main:** 22327171  
**Municipality/Zoning:** Pima County - TR  
**Township:** 13

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## Description

**Legal Description:** Veranda at Ventana Condominium Unit 4102 & .316% Int Common Element

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## Rooms

**Sauna Level:** Catalina Foothills  
**Kitchen Features: Appliance Color:** Stainless  
**Extra Room:** Storage

**Kitchen Features: Countertops:** Granite  
**Dining Areas:** Breakfast Bar  
**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Refrigerator

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## Building Details

**Lot Features:** Corner Lot,East/West Exposure  
**# of Carport Spaces:** 1.00  
**Basement:** No  
**Main House SqFt:** 1117.00 sq ft  
**Stories:** One  
**Fence:** None

**Garage/Carport Feat:** Detached  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 0.00  
**Style:** Contemporary  
**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:** Veranda at Ventana Condominiums

**Landscape - Front:** **Other:** None

**Horse Property:** No

**Electric:** **Electric Company:** TEP

**Driveway:** **Paved:** Asphalt

**Subdivision Restrict:** **Age Restrictions:** No

**Association & Fees:** **HOA Name:** Veranda at Ventana

**Home Protection:** **Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-65-0260

**Property Disclosures:** Seller Prop Disclosure,Unknown

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit,VA

**Special Listing Conditions:**  
None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear:** **Other:** None

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA Transfer Fee:** \$155

**Association & Fees:** **HOA Telephone:** 520-232-9149

**Accessibility Option:** None

**Section:** 7

**Fire Protection:** Included in Taxes

**Range:** 5.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Tile, None

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## Listing Office

**ListingOfficeName:** Vista Point Properties

**Listing Office Address:** 4514 E. Camp Lowell,  
Tucson, AZ 85712

**Listing Member Phone:** (520) 991-4592

**Listing Office Phone:** (520) 461-1401

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

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## Units Information



Unit Level: 1

Amenities & Features

<b>Interior Features:</b> Split Bedroom Plan	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Exercise Facilities,Gated,Lighted,Pool,Spa
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Clubhouse,Pool,Spa/Hot Tub
<b>Laundry:</b> Laundry Room	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Electric,Forced Air
<b>Patio/Deck:</b> Covered	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> None
<b>Guest Facilities:</b> None	

Nearby Schools

<b>High School:</b> Catalina Fthls	<b>Middle School:</b> Esperero Canyon
<b>Elementary School:</b> Ventana Vista	

Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint,Garbage Collection,Gated Community,Roof Repair,Roof Replacement,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$346	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

