



**\$264,900**

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

<https://rehomes.us>

Recently remodeled second floor condo in the gated Northern Tucson community of Veranda At Ventana. This spacious corner unit Catalina Foothills property features an open split bedroom floor plan, February 2024 installed luxury vinyl flooring and carpeting in both bedrooms, entire condo was just freshly painted, kitchen and bathroom counters resurfaced, new ceiling fans, new [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**James Servoss**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 25

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** Condo

**View:** Mountains

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 1045.00 sq ft

**MLS #:** 22404387

**Bathrooms Full:** 2

**List Number Main:** 22404387

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

**Township:** 13

## Description

**Legal Description:** Veranda At Ventana Condominium unit 13203 .267% int common element

## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** **Appliance Color:** Other

**Extra Room:** Storage

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

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Microwave,Refrigerator

## Building Details

**Lot Features:** Corner Lot,North/South Exposure,Previously Developed,Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 944.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Detached

**Floor covering:** Carpet, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**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:** Veranda at Ventana Condominiums

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-65-1270

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 7

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet

---

## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (800) 635-7882

---

## Units Information



**Unit Level:** 2

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Storage,Walk In Closet(s)

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated,Park,Paved Street,Pool,Rec Center,Sidewalks,Spa

**Fireplace Location: Other:** None

**Spa: Other:** Community

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

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Balcony,Covered

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Assoc Amenities:** Clubhouse,Maintenance,Park,Pool,Recreation Room,Spa/Hot Tub,Volleyball Court

**Fireplace:** None

**Main Heating:** Electric

**Security:** Gated,Smoke Detector(s)

**Water Heater:** Electric

**Gas:** None

---

## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Ventana Vista

**Middle School:** Esperero Canyon

---

## Fees and Taxes



**Tax Year:** 2023

**Association & Fees:**  
**HOA Amt (Monthly):**  
\$329

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Gated Community,Pest Control,Roof Repair,Roof Replacement,Street Maint

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

