



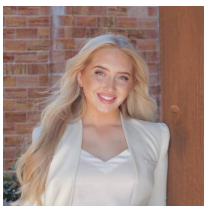
**\$260,000**

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

<https://rehomes.us>

Come home to this charming ground-level residence in the desirable Veranda At Ventana! Situated in the Catalina Foothills, within walking distance to local eats & drinks, hiking and the award winning Ventana Canyon Golf & Racquet Club. Inside you'll find a meticulously taken care of unit with a neutral palate, crown molding & tile flooring [...]

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



**Alicia Pastore**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunset

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 1055.00 sq ft

**MLS #:** 22406411

**Bathrooms Full:** 2

**List Number Main:** 22406411

**Municipality/Zoning:** Pima County - CB1

**Township:** 13

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## Description

**Legal Description:** Veranda At Ventana Condominium Unit 26104 .267% Int Common Element

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## Rooms

**Sauna Level:** Catalina Foothills

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

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Range,Garbage Disposal,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Corner Lot,Cul-De-Sac,East/West Exposure,Subdivided

**# of Carport Spaces:** 1.00

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** Existing

**Garage/Carport Feat:** Detached

**Roof: Other:** Combo

**Basement:** No

**Main House SqFt:** 944.00 sq ft

**Stories:** Two

**Fence:** Block

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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:** Natural Desert

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

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

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-65-2520

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,Submit

**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:** Yes

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 7

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 981-0622

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Sewer:** Connected

**Neighborhood Feature:** Gated,Paved Street,Pool,Rec Center,Sidewalks,Spa

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

**Fireplace Location: Other:** None

**Pool: Conventional:** Yes

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

**Laundry:** Laundry Room

**Fireplace:** None

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

**Main Heating:** Electric,Forced Air

**Patio/Deck:** Covered,Enclosed

**Pool:** Heated

**Security:** Wrought Iron Security Door

**Spa:** Conventional, Conventional

**Water:** City

**Water Heater:** Electric

**Window Covering:** Some

**Gas:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Ventana Vista





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Gated Community,Street Maint

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

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

