



**\$479,000**

**5829 WAYNES WAY, GREEN VALLEY, AZ  
85622, USA**

<https://rehomes.us>

Rare opportunity to own a villa that boasts one of the best views in all of Green Valley! To enjoy it all, just step through the slider. Your front row seat of the panoramic Santa Ritas awaits. Located in the upscale neighborhood of Villas of Canoa Ranch Golf Resort, the home has an open floor [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Linda Mutimer**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2016

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 127 x 36

**View:** Golf Course,Mountains,Panoramic,Sunrise

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4518.00 sq ft

**MLS #:** 22408308

**Bathrooms Full:** 2

**List Number Main:** 22408308

**Municipality/Zoning:** Pima County - CB2

**Township:** 18

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## Description

**Legal Description:** Villas at Canoa Ranch Resort, Lot 21

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## Rooms

**Sauna Level:** Continental Elementary School District #39

**Kitchen Features:** **Pantry:** Closet

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

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

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

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

**Extra Room:** Den

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## Building Details



**Lot Features:** East/West  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2042.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Villas At Canoa Ranch  
Resort

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:**  
Yes

**Association & Fees: HOA Name:** Villas  
Canoa Ranch

**Accessibility Option:** None

**Community:** Canoa Ranch

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Chip/Seal

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Attribution Contact:** (520) 289-6515

**Tax Code:** 304-69-6830

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

**Road Maintenance:** HOA

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

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## Listing Office



**ListingOfficeName:** Long Realty -Green Valley

**Listing Office Phone:** (520) 625-5000

**Listing Office Address:** 275 W. Continental  
Rd. #101, Green Valley, AZ 85622

**Listing Office Url:**  
<http://greenvalley.longrealty.com>

**Listing Member Phone:** (520) 918-8199

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,High Ceilings 9+,Solar Tube(s),Walk In  
Closet(s)

**Neighborhood Feature:** Exercise  
Facilities,Golf,Pickleball,Pool,Rec Center

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:**  
Double Vanity,Shower Only

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered,Paver

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Walden Grove

**Middle School:** Continental

**Elementary School:** Continental





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Roof Repair,Roof Replacement,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$320.83

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

