



\$325,000

5855 N KOLB RD, TUCSON, AZ 85750, USA

<https://rehomes.us>

First Floor Condo in high demand Ventana Canyon area. Ready to move in or use as a Rental. Split bedroom floor plan includes 2 bedrooms, 2 full baths, with covered patio, NO road noise. Large storage room. Great Mountain views from Kitchen window and Bedroom window. Hiking trail is adjacent, and Biking is nearby.

PROJECT: [...]

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



Gary Lovelace

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1986

Days On Market: 8

County: Pima

Lot Acres: 0.00 acres

Lot Dimensions: Condo

View: Desert,Mountains,Wooded

Type: Condominium

Bedrooms: 2 beds

Lot size: 0.00 sq ft

MLS #: 22400323

Bathrooms Full: 2

List Number Main: 22400323

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Greens at Ventana Canyon Condominiums unit #6105, and 1/265th interest in common elements. RS 48/066

Rooms

Sauna Level: Catalina Foothills

Dining Areas: Breakfast Nook,Dining Area

Extra Room: Storage

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

Building Details

Lot Features: Subdivided

of Carport Spaces: 1.00

Basement: No

Main House SqFt: 947.00 sq ft

Stories: Two

Fence: None

Garage/Carport Feat: Detached

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 0.00

Style: Southwestern

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.

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings, Shrubs, Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: See HOA addendum

Home Protection: Offered: Yes

Accessibility Option: None

Section: 7

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

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

Subdivision Name: Greens at Ventana Canyon

Landscape - Front: Other: Desert Plantings, Shrubs, Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$150

Association & Fees: HOA Telephone: 520.577.9828

Home Protection: Plan By: Fidelity Home Warranty

Assessments: \$6,400

Community: None

Tax Code: 114-68-1810

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Conventional

Listing Office

ListingOfficeName: Spectrum Real Estate Services, LLC

Listing Office Phone: (520) 297-3639

Listing Office Address: 5931 N. Oracle No. 211, Tucson, AZ 85704

Listing Office Url: <http://www.>

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Storage

Sewer: Connected

Primary Bathroom Features:
Shower & Tub

Main Cooling: Other: AC / Combo

Laundry: Dryer,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Spa: Conventional, Conventional

Water Heater: Electric

Gas: None

Exterior Features: BBQ,Dog Run,Waterfall/Pond

Neighborhood Feature: Athletic Facilities,Exercise
Facilities,Jogging/Bike Path,Pool,Rec
Center,Spa,Walking Trail

Fireplace Location: Other: Great Room

Pool: Conventional: Yes

Fireplace: Wood Burning

Main Heating: Heat Pump

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Middle School: Esperero Canyon

Elementary School: Canyon View

Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$323.40

Association & Fees: HOA Payment Frequency:
Monthly

