

-19! Enjoy your own Sonoran Mountain Hilltop, with amazing nature, majestic sunsets, private access, and much more!
One of a kind Luxury 2.34-acre Estate by National Award winning Custom Home builder.
No HOA, 4419 SF under roof (2538 sf heated & cooled) with great rooms on each level and 3 separate bedroom decks & CR1 zoned for up-to 1600 SF Guest House.
Private & separate Tiny Home/ Studio has its own majestic Sonoran Mountain Cliffs, BBQ, RV space, parking & driveway (Airbnb ready to generate significant revenue).
Seller plans to accept the best offer over \$1.09M by June 1st. Showings for pre-qualified buyers by appointment only.
CALL 520-591-7233 to arrange an appointment & Please submit qualified offers to Steven@AZREbuyersbroker.com

This Sonoran Mountain Estate includes items listed above and much more;

- 725 SF main deck off the foyer & kitchen has 300-degree views of Mountains, Valley & breathtaking Sunsets.
- each bedroom enjoys its own private deck & thermostat control
- the East side mountain top with over 200 majestic Saguaros and natural rhyolite boulders
- private driveway with ingress egress from the North or South paved roads
- Luxury LP Smart Siding (chosen by high rise developers due to EZ maintenance & beauty)
- over sized garage with seasonal storage shelves, space & clothing rods.
- zoned Pioneer ductless 22-SEER rated Heatpumps & AC
- 1st floor Polished Color Concrete floors
- Oversized luxury 1st floor shower
- 1st floor has its own great room, fireplace, kitchenette, laundry room, exterior doorway & outdoor
- Upstairs has 2-fireplaces, its own great room, foyer, 14' ceilings, 10' tall architectural windows to (and much more of this property too!).

\$1,275,000

3275 W MILTON RD, TUCSON, AZ 85746, USA

<https://rehomes.us>

NOW AVAILABLE by appointment! Majestic Sonoran Mountain Retreat, yet near shopping, Casinos, entertainment, TIA, downtown, and I-10 & I-19! Enjoy your own Sonoran Mountain Hilltop, with amazing nature, majestic sunsets, private access, and much more! One of a kind Luxury 2.34-acre Estate by National Award winning Custom Home builder. No HOA, 4419 SF under roof [...]

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



Matthew Bollinger

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2021

Days On Market: 17

County: Pima

Lot Acres: 2.34 acres

Lot Dimensions: Irregular 2.34 Acres

View: City,Desert,Mountains,Panoramic,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 101930.00 sq ft

MLS #: 22404989

Bathrooms Full: 3

List Number Main: 22404989

Municipality/Zoning: Pima County - CR1

Township: 15

Description

Legal Description: PTN SW4 SW4 NW4 NE4 2.34 AC SEC 8-15-13

Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area,Great Room

Kitchen Features: Desk,Dishwasher,Electric Cooktop,Electric Range,Energy Star Qualified Dishwasher,Energy Star Qualified Freezer,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Exhaust Fan,Microwave,Wet Bar,Wine Cooler

Kitchen Features:
Countertops: Custom

Extra Room:
Office,Studio,Workshop

Building Details



Lot Features: Hillside Lot

of Carport Spaces: 0.00

Basement: No

Construction: Frame,Metal

of Garage Spaces: 2.00

Style: Contemporary

Garage/Carport Feat: Electric Door Opener,Extended Length,Over Height Garage

Floor covering: Concrete, Vinyl

Fence: Other: Driveway Gates

Main House SqFt: 2438.00 sq ft

Stories: Two

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: Unsubdivided

Landscape - Front: Other: Natural Desert

Horse Property: No

Guest House SqFt: 196.0000

Landscape - Rear: Other: Natural Desert

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Home Protection: Plan By: AHS

Driveway: To Property Line

Section: 8

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Gravel

Technology: Metal, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Satellite Dish

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: Yes

Accessibility Option: Door Levers,Handicap Convertible,Ramped Main Level

Assessments: \$0

Community: None

Tax Code: 137-20-0170

Property Disclosures: Affidavit of Disclosure,Insurance Claims History Report,Seller Prop Disclosure,Topographic Map

Road Maintenance: Owner Maintenance

Terms: Cash,Conventional,Exchange



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 6410 E. Tanque Verde Rd., Tucson, AZ 85715

Listing Member Phone: (520) 955-3164

Listing Office Phone: (520) 918-4800

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

Units Information

Unit Level: 2

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Foyer,Insulated Windows,Plant Shelves,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s),Wet Bar

Sewer: Septic

Primary Bathroom Features: Dual Flush Toilet,Exhaust Fan,Low Flow Showerhead,Pedestal Sink(s),Shower Only

Fireplace Location: Other: Family Room,Great Room,Primary Bedroom

Pool: Conventional: No

Laundry: Laundry Room,Storage

Fireplace: Firepit,Wood Burning

Main Heating: Heat Pump

Security: Cameras,Carbon Monoxide Detectors,Gated,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Exterior Features: BBQ,Native Plants

Neighborhood Feature: None

Guest Facilities: Other: Tiny Home

Patio/Deck: Other: 3 Balconies

Assoc Amenities: None

Green Features: Building Materials

Main Cooling: Ceiling Fans,Central Air,Heat Pump

Patio/Deck: Covered,Deck,Patio

Spa: None, None

Water Heater: Electric,Recirculating Pump

Gas: None





Nearby Schools

High School: Pueblo

Middle School: Pistor

Elementary School: Warren



Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: None

