



**\$710,000**

**6011 E CANYON VISTA RD, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

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

Custom designed home on 4.13 acres was strategically built among nature's natural best. Nearby access to State and National Forest trails to satisfy your hiking, horseback riding or all terrain vehicle passions. Dual pane windows in every direction to take in breathtaking panoramic views of the Catalina Mountains. Step outside into the courtyard and enjoy [...]



**Angie Contreras**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1996

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 4.13 acres

**Lot Dimensions:** 300x600x300x600

**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 179903.00 sq ft

**MLS #:** 22327445

**Bathrooms Full:** 2

**List Number Main:** 22327445

**Municipality/Zoning:** Catalina - RH

**Township:** 11

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## Description

**Legal Description:** From Parcel:22201019N/300'X600'Pcl In Nw\$ 4.13 AC Sec-1-11-14

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Convection  
Oven,Dishwasher,Electric Cooktop,Electric  
Oven,Exhaust Fan,Microwave,Refrigerator

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:**  
Stainless

**Extra Room:** Bonus  
Room,Office,Storage,Workshop

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## Building Details



**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2592.00 sq ft

**Stories:** Two

**Fence:** Split Rail,Stucco Finish,Wrought Iron

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile, Concrete, Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**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:** N/A

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 222-01-019R

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

**Road Maintenance:** None

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** Yes

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Dirt

**Technology:** Built-Up - Reflect, Satellite Dish

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## Listing Office



**ListingOfficeName:** United Real Estate Specialists

**Listing Office Phone:** (520) 612-7422

**Listing Office Address:** 7430 N. La Cholla Blvd., Tucson, AZ 85741

**Listing Office Url:**

<http://unitedrealestatesouthernarizona.com>

**Listing Member Phone:** (520) 993-3400

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,High Ceilings 9+,Plant Shelves,Skylight(s),Skylights,Split Bedroom Plan,Storage,Walk In Closet(s),Workshop

**Sewer:** Septic

**Primary Bathroom Features:** Exhaust Fan,Low Flow Showerhead,Shower & Tub,Soaking Tub

**Fireplace Location: Other:** Family Room

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Room,Washer

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

**Patio/Deck:** Balcony,Covered,Paver

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:**

Courtyard,Fountain,Native Plants,Shed,Workshop

**Neighborhood Feature:** Horse Facilities,Horses Allowed

**Guest Facilities: Other:** 2nd Possible Guest H

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools



**High School:** Ironwood Ridge

**Middle School:** Coronado K-8

**Elementary School:** Coronado K-8



# Fees and Taxes

**Tax Year:** 2023

