



**\$1,150,000**

## **6031 E CLL DE VITA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Nestled atop a secluded cul-de-sac within Rio Verde Vista II, this distinguished 3,356sf residence occupies a generous 3/4-acre lot, has breathtaking panoramic views of both mountain ranges & cityscapes from virtually every angle. Originally constructed in 1986, this 4BR/21/2BA home is crafted from sturdy masonry block & situated in the foothills of the majestic Santa [...]

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



**Brenda O'Brien**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1986

**Days On Market:** 25

**County:** Pima

**Lot Acres:** 0.73 acres

**Lot Dimensions:** 74 x 253 x 51 x 277 x 128

**View:** City,Mountains,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 31712.00 sq ft

**MLS #:** 22411905

**Bathrooms Full:** 2

**List Number Main:** 22411905

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

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## Description

**Legal Description:** Rio Verde Vista II Lot 52

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## Rooms

**Sauna Level:** TUSD

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

**Extra Room:** Storage

**Kitchen Features: Countertops:** Silestone

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

**Kitchen Features:** Desk,Dishwasher,Electric Cooktop,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator

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## Building Details



**Lot Features:** Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3356.00 sq ft

**Stories:** Two

**Fence:** Stucco Finish

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener,Separate Storage Area

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Masonry Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Rio Verde Vista II (1-73)

**Landscape - Front: Other:** Desert Plantings,Low Care,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Rio Verde Vista II

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-623-2324

**Accessibility Option:** Door Levers,Other Bath Modification

**Section:** 25

**Attribution Contact:** 520-906-2897

**Tax Code:** 109-22-3320

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

**Road Maintenance:** County

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 906-2897

**Listing Office Phone:** (520) 918-6500

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Foyer,High Ceilings 9+,Storage,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** Yes

**Fireplace:** Firepit,See Through

**Main Heating:** Forced Air,Zoned

**Security:** Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Family Room,Living Room,Patio

**Laundry:** Laundry Room,Sink

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sabino

**Elementary School:** Whitmore

**Middle School:** Magee

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$18

**Assoc Fees Includes:** Common Area Maint

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

