



\$635,000

**6091 N GOLDEN EAGLE DR, TUCSON, AZ
85750, USA**

<https://rehomes.us>

Coveted 2BR & 2BA w/ Den Ventana Canyon Golf Villa Located on the East Side of the Driving Range Offering Sunset Views. Fine Features Include: Courtyard Entry, Open Floor Plan w/ Vaulted Ceilings, Slate Tile Floors, Great Room w/Fireplace & Wet Bar, Kitchen w/ GE Slate Finish Appliances, Granite Counters, & Breakfast Area Opening To [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



Joshua Waggoner

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1986

Days On Market: 57

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 95 x 49 x 93 x 51

View: Golf Course,Mountains,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 5227.00 sq ft

MLS #: 22309640

Bathrooms Full: 2

List Number Main: 22309640

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Ventana Canyon Golf Villas Lot 22

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room

Kitchen Features: Dishwasher,Electric Range,Microwave,Refrigerator

Kitchen Features: Countertops: granite

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: Borders Common Area,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1791.00 sq ft

Stories: One

Fence: View Fence

Garage/Carport Feat: mini split, Attached Garage/Carport

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

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.

Subdivision Name: Ventana Canyon Golf Villas

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Golf Villas HOA

Accessibility Option: None

Section: 7

Attribution Contact: joshw@longrealty.com

Tax Code: 114-04-0950

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: Ventana C. C.

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr No.
101, Tucson, AZ 85718

Listing Member Phone: (520) 360-3658

Listing Office Phone: (520) 299-2201

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

Amenities & Features

Interior Features: Cathedral Ceilings,Ceiling
Fan(s),Skylight(s),Skylights,Walk In Closet(s),Water
Softener

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower
Only

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ

Neighborhood Feature:
Gated,Paved Street,Pool,Spa

Fireplace Location: Other: Great
Room

Assoc Amenities: Pool,Spa/Hot Tub

Fireplace: Wood Burning

Main Heating: Forced Air,Natural
Gas

Security: Wrought Iron Security
Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Elementary School: Ventana Vista

Middle School: Esperero Canyon

Fees and Taxes



Tax Year: 2022

Association & Fees: HOA Amt (Monthly): \$350

Assoc Fees Includes: Common Area Maint,Front Yard Maint,Gated Community,Street Maint

Association & Fees: HOA Payment Frequency: Quarterly

