



**\$1,895,000**

**6155 N WHALEBACK PL, TUCSON, AZ 85750, USA**

<https://rehomes.us>

- 5 beds
- 7.00 baths
- Single Family Residence
- Residential
- Active

From the port cochre entry to the captivating waterfall, this home will impress even the most discerning. Nestled within the gates of coveted Ventana Canyon Estates, this contemporary home presents a Mediterranean flair featuring soaring coffered and pan ceilings w crown molding, travertine floors, 8' doors and thoughtfully placed columns. Stunning living area, formal dining, [...]



**Rhonda Ledbetter**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 5 beds
<b>Bathrooms:</b> 7.00 baths	<b>Lot size:</b> 20125.00 sq ft
<b>Year built:</b> 2009	<b>MLS #:</b> 22407460
<b>Days On Market:</b> 3	<b>Bathrooms Full:</b> 5
<b>County:</b> Pima	<b>List Number Main:</b> 22407460
<b>Lot Acres:</b> 0.46 acres	<b>Municipality/Zoning:</b> Pima County - CR4
<b>Lot Dimensions:</b> Irregular cul-de-sac	<b>Township:</b> 13
<b>View:</b> Mountains,Sunset	

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# Description

**Legal Description:** Whaleback Ridge Est at Lot 1 Ventana Canyon

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# Rooms

<b>Sauna Level:</b> Catalina Foothills	<b>Laundry Level:</b> Built in storage
<b>Kitchen Features:</b> <b>Pantry:</b> Walk-In	<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless
<b>Dining Areas:</b> Breakfast Nook,Formal Dining Room	<b>Extra Room:</b> Office
<b>Kitchen Features:</b> Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Prep Sink,Refrigerator,Warming Drawer,Water Purifier	

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# Building Details



**Lot Features:** East/West  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet, Stone

**Floor Covering: Other:** Travertine

**Main House SqFt:** 4942.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish

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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:** Whaleback Ridge Estates at Ventana Canyon (1-30)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-529-9199

**Accessibility Option:** Level

**Section:** 7

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Tile, Cable TV,Ceiling Speakers,High Speed Internet,Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Ventana Canyon

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Ventana C. C.

**Tax Code:** 114-04-6070

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office

**ListingOfficeName:** Long Realty Company

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

**Listing Member Phone:** (520) 390-1011

**Listing Office Phone:** (520) 918-4800

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

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## Amenities & Features



**Interior Features:** Bay Window,Ceiling Fan(s),Central Vacuum,Columns,Dual Pane Windows,Exposed Beams,Fire Sprinklers,Foyer,High Ceilings 9+,Skylight(s),Skylights,Solar Tube(s),Split Bedroom Plan,Walk In Closet(s),Water Softener,Wet Bar

**Sewer:** Connected

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

**Pool: Conventional:** Yes

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

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

**Patio/Deck:** Covered,Patio

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Exterior Features:** BBQ-Built-In,Dog Run,Waterfall/Pond

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Putting Green,Sidewalks,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Family Room,Living Room,Primary Bedroom

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Forced Air,Natural Gas,Zoned

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas,Recirculating Pump

**Gas:** Natural

**Nearby Schools**

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Ventana Vista

**Fees and Taxes**

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Garbage Collection,Gated Community,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$175

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

