



**\$450,000**

**6232 N CATALANO VILLA PL, TUCSON, AZ  
85741, USA**

<https://rehomes.us>

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

This awesome two-story home is nestled deep within Oracle Jaynes Station. Built with preselected features by qualified design consultants that give it an aesthetic tone. The open concept floor plan seamlessly connects the living, dinning, and kitchen areas, creating an ideal space for family hangout or entertainment. The Kitchen has high end stainless steel appliances, [...]



**Luz Mendoza**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2018

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 116x76x115x63

**View:** City,Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 8015.00 sq ft

**MLS #:** 22401731

**Bathrooms Full:** 2

**List Number Main:** 22401731

**Municipality/Zoning:** Pima County - CR3

**Township:** 13

## Description

**Legal Description:** From Parcel:10109007C /Estates At San Joaquin Lot 2 Mdwid

## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** Walk-In

**Dining Areas:** Breakfast Bar,Great Room

**Kitchen Features:** Dishwasher,Freezer,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:** Stainless

**Extra Room:** None

## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2037.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - 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:** Estates at San Joaquin

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$26,746

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Smart Panel,Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** Entry

**Section:** 9

**Tax Code:** 101-09-1700

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,For Rent

---

## Listing Office

**ListingOfficeName:** RE/MAX Results

**Listing Office Address:** 2292 W Magee Rd Ste 190,  
Tucson, AZ 85742

**Listing Member Phone:** (520) 912-2443

**Listing Office Phone:** (520)  
971-7100

**Listing Office Url:**  
[www.resultsaz.net](http://www.resultsaz.net)

---

## Units Information

**Unit Level:** 2



---

## Amenities & Features

**Interior Features:** Dual Pane Windows,ENERGY STAR Qualified Windows,High Ceilings 9+,Skylights,Split Bedroom Plan,Storage

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Zoned

**Patio/Deck:** Covered

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Amphitheater

**Elementary School:** Walker

**Middle School:** La Cima

---

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$55

