



**\$719,000**

## **6345 E PLACITA DIVINA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Contemporary mountain view retreat nestled in prestigious Catalina Foothills, this remarkable home redefines modern living. This newly remodeled home seamlessly blends contemporary aesthetics with the tranquility of its private yard & captivating mountain vistas. Step inside & be greeted by an open-concept space that effortlessly connects the living, dining & kitchen areas. The heart of [...]

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



**Paula Williams**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1991

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 41x109x50x116

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4922.00 sq ft

**MLS #:** 22318109

**Bathrooms Full:** 2

**List Number Main:** 22318109

**Municipality/Zoning:** Pima County - CR4

**Township:** 13

Description

**Legal Description:** Las Ventanas Lot 12

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave,Refrigerator,Wine Cooler

**Kitchen Features:** Cabinet

**Dining Areas:** Dining Area,Great Room

**Kitchen Features:** Pantry

**Extra Room:** None

**Appliance Color:** Stainless

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave,Refrigerator,Wine Cooler

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener

**Floor covering:** Ceramic Tile

**Floor Covering: Other:** vinyl tile

**Main House SqFt:** 1679.00 sq ft

**Stories:** One

**Fence:** Block,View Fence,Wrought Iron

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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:** Las Ventanas (1-57)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Flower Beds,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Las Ventanas

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Security: Other:** Alarm As Is

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Association & Fees: HOA Telephone:** (520) 867-6047

**Accessibility Option:** None

**Section:** 6

**Attribution Contact:**  
520-465-9300

**Tax Code:** 114-03-2550

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Long Realty Company

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

**Listing Member Phone:** (520) 465-9300

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s),Exposed Beams,High Ceilings 9+,Skylights,Vaulted Ceilings,Walk In Closet(s)	<b>Exterior Features:</b> BBQ-Built-In,Courtyard,Fountain,Native Plants,Plantation Shutters
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Paved Street,Pool,Sidewalks,Spa
<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Shower Only	<b>Fireplace Location: Other:</b> Great Room
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Pool,Spa/Hot Tub
<b>Laundry:</b> Dryer,Laundry Closet,Washer	<b>Fireplace:</b> Gas
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air,Natural Gas
<b>Patio/Deck:</b> Patio	<b>Security:</b> Cameras,Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Catalina Fthls	<b>Middle School:</b> Esperero Canyon
<b>Elementary School:</b> Ventana Vista	

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Common Area Maint,Garbage Collection,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$155	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

