



**\$650,000**

## **6417 N VÍA DIVINA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Step in to luxury as you enter this meticulously designed southwest contemporary home in the heart of a thriving Catalina Foothills community. The heart of the home, a chef's dream, with a stunning Thor stove that will inspire your culinary masterpieces. Shaker cabinets, quartz counters and large island provide ample workspace and a touch of [...]

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



**Paula Williams**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1989

**Bathrooms Full:** 2

**List Number Main:** 22322093

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

**Township:** 13

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4966.00 sq ft

**MLS #:** 22322093

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 39x127x39x128

**View:** City,Mountains,Sunrise

Description

**Legal Description:** Las Ventanas Lot 53

Rooms

**Sauna Level:** Catalina Foothills

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

**Extra Room:** Den,Office

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Range,Island,Microwave,Refrigerator

Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1536.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Southwestern

**Construction Status:** Existing



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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,Natural Desert,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Accessibility Option:** None

**Section:** 6

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

**Tax Code:** 114-03-2960

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**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,Telephone

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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

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,High Ceilings 9+,Skylights,Vaulted Ceilings,Walk In Closet(s),Water Softener,Whl Hse Air Filt Sys

**Sewer:** Connected

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

**Main Heating: Other:** Heatilator FP

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard,Native Plants,Plantation Shutters

**Neighborhood Feature:** Paved Street,Pool,Sidewalks,Spa

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Washer

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Ventana Vista

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## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$155

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

