



**\$2,700,000**

## **6431 N THIMBLE PASS, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Exquisite Contemporary Home in Exclusive Tucson Community. Welcome to luxury living at its finest in this stunning contemporary home nestled within the guard gated Ventana Canyon community. Boasting unparalleled craftsmanship and impeccable attention to detail, this remodeled masterpiece offers a lifestyle of sophistication and comfort. As you step inside, you're greeted by an elegant foyer [...]

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



**Paula Williams**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 6.00 baths  
**Year built:** 1995  
**Days On Market:** 3  
**County:** Pima  
**Lot Acres:** 0.82 acres  
**Lot Dimensions:** 165 x 226 x 125 x 237  
**View:** Mountains

**Type:** Single Family Residence  
**Bedrooms:** 5 beds  
**Lot size:** 35850.00 sq ft  
**MLS #:** 22404188  
**Bathrooms Full:** 5  
**List Number Main:** 22404188  
**Municipality/Zoning:** Pima County - CR1  
**Township:** 13

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## Description

**Legal Description:** Esperero Canyon Estates Lot 13

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## Rooms

**Sauna Level:** Catalina Foothills

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

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

**Extra Room:**  
Media,Rec Room

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Prep Sink,Refrigerator,Reverse Osmosis,Wine Cooler

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 5483.00 sq ft

**Stories:** Two

**Fence:** Masonry,Stucco Finish

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

**Floor covering:** Carpet, Stone, Vinyl, Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 4.00

**Style:** Contemporary

**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:** Esperero Canyon Estates (1-19)

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

**Horse Property:** No

**Guest House SqFt:** 558.0000

**Landscape - Rear: Other:** Artificial Turf,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Ventana C. C.

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Smart Thermostat,Surround Sound,Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 5

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

**Tax Code:** 114-02-0260

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office



**ListingOfficeName:** Long Realty Company

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

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

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

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Foyer,High Ceilings 9+,Skylight(s),Vaulted Ceilings,Walk In Closet(s),Water Softener,Wet Bar,Wine Cellar

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Lake,Pickleball,Pool,Putting Green,Sidewalks,Spa,Tennis Courts

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

**Laundry:** Dryer,Energy Star Qualified Washer,Laundry Room,Sink

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Balcony,Covered,Patio,Ramada

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** House

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Fireplace:** Firepit,Gas

**Main Heating:** Natural Gas,Zoned

**Pool:** Heated,Salt Water

**Spa:** Conventional, Conventional

**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:** 2023

**Association & Fees: HOA Amt (Monthly):** \$58.33

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

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

