



**\$2,695,000**

**6450 N REGAL MANOR DR, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Presenting a rare gem in the heart of the Catalina Foothills, a new construction modern masterpiece crafted to perfection by master builder Monty Bartholomew with Real Exquisite Estates & Properties, and designed by renowned architect Bill Gansline. This 4-bedroom, 4.5-bathroom home offers a sophisticated fusion of design, luxury, and comfort in one of Tucson's most [...]

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



**Jessica Bonn**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 2024

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.34 acres

**Lot Dimensions:** 176' x 119' x 198' x 44' (approx)

**View:** City,Mountains,Panoramic,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 14636.00 sq ft

**MLS #:** 22315109

**Bathrooms Full:** 4

**List Number Main:** 22315109

**Municipality/Zoning:** Pima County - CR2

**Township:** 13

Description

**Legal Description:** Regal Manor Estates Lot 5

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** Appliance Color: Stainless

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

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

**Kitchen Features:** Walk-In

**Extra Room: Other:** Office is bedroom #4

**Extra Room:** Office

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3489.00 sq ft

**Stories:** One

**Fence:** Masonry

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Modern

**Construction Status:** New Construction

---

## 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:** Regal Manor Estates (1-23)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 1

**Attribution Contact:** 520-241-2120

**Tax Code:** 109-01-3180

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, High Speed Internet

---

## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520)  
918-2400

**Listing Office Address:** 1880 E River Road, Suite 120,  
Tucson, AZ 85718

**Listing Member Phone:** (520)  
241-2120

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Laundry Room,Sink,Storage

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved  
Street,Sidewalks

**Fireplace Location: Other:** Great  
Room

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Natural Gas,Zoned

**Security:** Prewired,Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Ventana Vista

**Middle School:** Esperero Canyon

---

## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

