



\$2,069,000

6505 N THIMBLE PASS, TUCSON, AZ 85750, USA

<https://rehomes.us>

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

Desert Oasis in Esperero Canyon Estates! Welcome to your private retreat nestled in the serene landscape of Esperero Canyon Estates within the guard gated Ventana Canyon Community. This masterpiece, designed and built by John Campisano, offers unparalleled luxury and breathtaking views of the natural desert landscape, with a private mountain backdrop adorned with majestic saguaros and [...]



Paula Williams

Basics



Category: Residential

Status: Active

Bathrooms: 5.00 baths

Year built: 1990

Days On Market: 11

County: Pima

Lot Acres: 0.82 acres

Lot Dimensions: 115 x 438 x 125 x 306

View: City,Desert,Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 35719.00 sq ft

MLS #: 22410553

Bathrooms Full: 4

List Number Main: 22410553

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Esperero Canyon Estates Lot 7

Rooms

Sauna Level: Catalina Foothills

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

Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Garbage Disposal,Island,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features:Appliance Color: White

Extra Room:None

Building Details



Lot Features: Cul-De-Sac,Subdivided **Garage/Carport Feat:** Epoxy Flooring, Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Utility Sink

of Carport Spaces: 0.00 **Floor covering:** Carpet, Ceramic Tile, Wood

Basement: No **Floor Covering: Other:** Marble

Construction: Frame - Stucco **Main House SqFt:** 4338.00 sq ft

of Garage Spaces: 3.00 **Stories:** Two

Style: Contemporary,Southwestern **Fence:** Masonry,Stucco Finish

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. **Special Listing Conditions:** None

Subdivision Name: Esperero Canyon Estates (1-19) **Co-op Fee:** \$3

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

Horse Property: No **Horse Facilities:** No

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

Driveway: Paved: Concrete **Subdivision Restrict: Deed Restrictions:** Yes

Subdivision Restrict: Age Restrictions: No **Association & Fees: HOA:** Yes

Home Protection: Offered: No **Accessibility Option:** None

Assessments: \$0 **Section:** 5

Community: Ventana C. C. **Attribution Contact:** 520-465-9300

Fire Protection: Subscription **Tax Code:** 114-02-0200

Range: 15.00 **Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

Road Type: Paved **Road Maintenance:** HOA

Technology: Built-Up - Reflect,Metal, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Satellite Dish,Telephone **Terms:** Cash,Conventional,VA



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>

Amenities & Features

Interior Features: Ceiling
Fan(s),Central Vacuum,Dual Pane
Windows,Entertainment Center Built-
In,Foyer,High Ceilings
9+,Skylights,Split Bedroom Plan,Walk
In Closet(s),Water Softener,Wet Bar

Sewer: Connected

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

Patio/Deck: Other: Rolling Awning

Assoc Amenities: None

Fireplace: Gas

Main Heating: Natural Gas,Zoned

Pool: Heated

Spa: Conventional, Conventional

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ-Built-In,Courtyard,Native
Plants,Waterfall/Pond

Neighborhood Feature: Exercise
Facilities,Gated,Golf,Lake,Lighted,Paved
Street,Pool,Putting Green,Spa,Tennis Courts

Fireplace Location: Other: Family Room,Primary
Bedroom

Pool: Conventional: Yes

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Central Air,Zoned

Patio/Deck: Covered,Deck,Patio

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

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Elementary School: Ventana Vista

Middle School: Esperero Canyon





Fees and Taxes

Tax Year: 2023

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

**Association & Fees: HOA
Amt (Monthly):** \$59

Association & Fees: HOA Payment Frequency: Annually

