



**\$1,800,000**

**6482 N VENTANA CANYON DR, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

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

Architectural Warmth & Character Exude in this 5 BR & 5 BA Contemporary Home Perched High In The Coveted Guard Gated Community of Ventana Canyon. This Exceptional Multilevel Home Filled w/Natural Light Offers Walls of Windows Showcasing Mountain & City Views. Fine Features Include: High Wood Beamed Ceilings & Brick Floors – Open Formal Living [...]



**Joshua Waggoner**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 1988

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 1.10 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 47829.00 sq ft

**MLS #:** 22402573

**Bathrooms Full:** 4

**List Number Main:** 22402573

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

**Township:** 13

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## Description

**Legal Description:** Ventana Canyon Estates Lot 58

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## Rooms

**Sauna Level:** Catalina Foothills

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

**Kitchen Features:** Compactor,Dishwasher,Garbage Disposal,Gas Range,Refrigerator

**Kitchen Features:** Countertops: Granite

**Extra Room:** Library

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## Building Details



**Lot Features:** Hillside Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 4.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile, Wood

**Floor Covering: Other:** Brick

**Main House SqFt:** 4930.00 sq ft

**Stories:** Two

**Fence:** Block

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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:** Ventana Canyon Estates (1-63)

**Landscape - Front: Other:** Artificial Turf,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Association & Fees: HOA Telephone:** 520-668-8121

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Ventana C. C.

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV,High Speed Internet,Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** VCCA

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 5

**Attribution Contact:** joshw@longrealty.com

**Tax Code:** 114-03-0660

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

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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) 360-3658

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

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

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## Amenities & Features



**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Central Vacuum,Exposed Beams,Skylights,Vaulted Ceilings,Walk In Closet(s),Water Purifier

**Sewer:** Connected

**Primary Bathroom Features:** Bidet,Double Vanity,Separate Shower(s)

**Pool: Conventional:** Yes

**Laundry:** Dryer,Laundry Room,Sink,Washer

**Main Cooling:** Zoned

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

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ,Putting Green

**Neighborhood Feature:**  
Gated,Sidewalks

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

**Assoc Amenities:** Security

**Fireplace:** Gas

**Main Heating:** Natural Gas,Zoned

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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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

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

**Association & Fees: HOA Amt (Monthly):** \$525

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

