



\$1,895,000

**6501 N CALLE DE LA LLUVIA, TUCSON, AZ
85750, USA**

<https://rehomes.us>

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

2016 one-level custom contemporary home situated on an elevated lot in high-demand Alta Vista w/ spectacular city, mountain & sunset views. Located in Catalina Foothills School District #16, minutes from Ventana Canyon CC, & 8 minutes to Whole Foods. This 5 bed/5 bath custom home with 12' ceilings throughout & an open split bedroom floor [...]



Judy Smedes

Basics



Category: Residential

Status: Active

Bathrooms: 5.00 baths

Year built: 2016

Days On Market: 11

County: Pima

Municipality/Zoning: Pima County - CR4

Township: 13

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 0.00 sq ft

MLS #: 22415602

Bathrooms Full: 4

List Number Main: 22415602

Lot Dimensions: 105x121x94x193

View: City,Mountains,Panoramic,Sunrise,Sunset

Description

Legal Description: Alta Vista Village II Lot 10

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: Pantry: Walk-In

Dining Areas: Breakfast Bar,Dining Area,Formal Dining Room,Great Room

Kitchen Features: Convection Oven,Dishwasher,Garbage Disposal,Gas Cooktop,Gas Range,Island,Microwave,Prep Sink,Refrigerator

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: Media

Building Details



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

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Carpet, Stone

Floor Covering: Other: wood-look ceramic

Main House SqFt: 4408.00 sq ft

Stories: One

Fence: Stucco Finish,Wrought Iron

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: Alta Vista Village II (1-28)

Landscape - Front: Other: Desert Plantings,Low Care,Shrubs

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 109-29-3200

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,Submit

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Desert Plantings,Low Care,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 1

Fire Protection: Subscription

Range: 4.00

Road Type: Paved

Technology: Built-Up - Reflect, Alarm System,Cable TV,High Speed Internet,Telephone



Listing Office

ListingOfficeName: Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

Listing Office Address: 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

Listing Office Url:
<http://www.russlyon.com>

Listing Member Phone: (520) 360-6600

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Exposed Beams,Foyer,High Ceilings 9+,Low Emissivity Windows,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

Sewer: Connected

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

Pool: Conventional: Yes

Fireplace: Gas

Main Heating: Natural Gas,Zoned

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

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ-Built-In

Neighborhood Feature: Paved Street

Fireplace Location: Other: Great Room,Living Room,Primary Bedroom

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Zoned

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas,Recirculating Pump,Tankless Water Htr

Gas: Natural

Nearby Schools

High School: Catalina Fthls

Elementary School: Ventana Vista

Middle School: Esperero Canyon





Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$43

