



\$1,290,000

6526 VÍA AMABLE, TUCSON, AZ 85750, USA

<https://rehomes.us>

Welcome to this STUNNING, single-level home in the heart of Cimarron Foothills Estates. Featuring an open floor plan w/soaring ceilings, beautifully updated Kitchen, split plan guest wing and a spacious primary bedroom w/FP & updated en suite! Enter into the lovely foyer, open to the formal Living Room and Dining Room, both boasting of brilliant [...]

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



Lisette Wells-Makovic

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1990

Days On Market: 6

County: Pima

Lot Acres: 1.27 acres

Lot Dimensions: 324' x 291' x 359'

View: Desert,Mountains,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 55495.00 sq ft

MLS #: 22326405

Bathrooms Full: 3

List Number Main: 22326405

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Cimarron Foothills Estates Lot 311

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: Appliance Color: Stainless

Extra Room: None

Kitchen Features: Pantry: Cabinet

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

Kitchen Features: Compactor,Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Wine Cooler

Building Details



Lot Features: North/South
Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3288.00 sq ft

Stories: One

Fence: Wrought Iron

Garage/Carport Feat: Attached
Garage/Carport,Electric Door Opener,Over Height
Garage,Separate Storage Area

Floor covering: Carpet, Engineered Wood, Mexican
Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Modern,Southwestern

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.

Subdivision Name: Cimarron Foothills Estates (254-408)

Landscape - Front: Other: Decorative Gravel,Desert
Plantings,Natural Desert,Sprinkler/Drip

Horse Property: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Cimarron Foothills

Home Protection: Offered: No

Driveway: Circular

Section: 7

Tax Code: 109-09-3160

Property Disclosures: Insurance Claims History
Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Driveway: Paved: Pavers

**Subdivision Restrict: Age
Restrictions:** No

**Association & Fees: HOA
Transfer Fee:** \$150

**Association & Fees: HOA
Telephone:** (520) 577-8810

Accessibility Option: None

Assessments: \$0

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect,
Cable TV,High Speed
Internet,Smart Panel



Listing Office

ListingOfficeName: Redfin

Listing Office Phone: (520) 744-6917

Listing Office Address: 5285 E William Cir Ste 1065,
Tucson, AZ 85711

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

Listing Member Phone: (520) 441-1621

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Exposed Beams,High Ceilings 9+,Insulated Windows,Skylights,Walk In Closet(s)

Exterior Features: BBQ-Built-In,Solar Screens

Sewer: Connected

Neighborhood Feature: Paved Street

Electric: Solar PV System

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

Fireplace Location: Other: Family Room,Primary Bedroom

Patio/Deck: Other: Sail Shade w/posts

Pool: Conventional: Yes

Laundry: Gas Dryer Hookup,Laundry Room,Sink

Green Features: Solar

Fireplace: Bee Hive,See Remarks,Wood Burning

Main Cooling: Central Air,ENERGY STAR Qualified Equipment,Zoned

Main Heating: Energy Star Qualified Equipment,Forced Air,Natural Gas,Zoned

Patio/Deck: Covered,Patio,Paver

Pool: Salt Water

Security: Prewired,Smoke Detector(s)

Spa: Hot Tub, Hot Tub

Water: City

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Middle School: Esperero Canyon

Elementary School: Ventana Vista





Fees and Taxes

Tax Year: 2023 **Association & Fees:** HOA **Payment Frequency:** Annually

