



**\$875,000**

## **6546 E CELSIAN PL, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Elegant foothills retreat in the gated "Ridge at Ventana Canyon". Sited to capture expansive mountain views. True great room floorplan for a casually elegant lifestyle. Island kitchen is well equipped with walk in pantry, and lots of storage space and is the perfect place to gather. The primary suite will not disappoint: WI shower, soak [...]

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



**Madeline Friedman**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1997

**Days On Market:** 21

**County:** Pima

**Lot Acres:** 0.29 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 2105.00 sq ft

**MLS #:** 22325007

**Bathrooms Full:** 2

**List Number Main:** 22325007

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

**Township:** 13

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## Description

**Legal Description:** From Parcel:114046780/Ridge At Ventana Canyon (The) Lot 55

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## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features: Pantry:** Walk-In

**Dining Areas:** Dining Area

**Kitchen Features:** Convection Oven,Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:** Countertops: granite

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** None

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2105.00 sq ft

**Stories:** One

**Fence:** Wrought Iron

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

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

**Construction:** Masonry Stucco

**# of Garage Spaces:** 3.00

**Style:** Mediterranean

**Construction Status:** Existing

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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. **Special Listing Conditions:** None

**Subdivision Name:** The Ridge At Ventana Canyon (45-63)

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

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Flower Beds

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Flower Beds,Low Care,Sprinkler/Drip

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Home Protection: Offered:** No

**Accessibility Option:** None

**Driveway:** Circular

**Assessments:** \$0

**Section:** 6

**Community:** Ventana C. C.

**Attribution Contact:** 520-907-4141

**Fire Protection:** Subscription

**Tax Code:** 114-04-7940

**Range:** 15.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

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

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 907-4141

**Listing Office Phone:** (520) 918-4800

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Skylights,Vaulted Ceilings

**Neighborhood Feature:** Gated,Golf,Paved Street

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Jetted Tub,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Balcony,Patio

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:**  
Great Room

**Laundry:** Laundry Room

**Fireplace:** Gas

**Main Heating:** Forced Air,Natural Gas

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Ventana Vista

**Middle School:** Esperero Canyon

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## Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$127

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

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

