



**\$310,000**

## **VISTA MONTANA ESTATES, 6635 E LADONNA LN, TUCSON, AZ 85756, USA**

<https://rehomes.us>

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active

Welcome to this updated contemporary home in the popular Vista Montana Estates! This three-bed, two-bath home features an open Floorplan with many upgrades, including new flooring in the living room, artificial grass in the backyard, and a large breakfast nook perfect for entertaining. This home also features solar panels that brings tons of savings. This [...]



**Benny Gutierrez**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 46' x 115' x 46' x 115'

**View:** Mountains,Residential,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5271.00 sq ft

**MLS #:** 22417827

**Bathrooms Full:** 2

**List Number Main:** 22417827

**Municipality/Zoning:** Tucson - MH1

**Township:** 15

Description

**Legal Description:** Vista Montana Estates Lot 179

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

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

**Dining Areas:** Breakfast Bar,Great Room

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Lazy Susan,Microwave,Refrigerator

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1601.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Vista Montana Estates

**Landscape - Front: Other:** Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 141-09-2600

**Property Disclosures:** Insurance Claims History Report

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,Seller Concessions,VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Panel

---

## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 216 E. Congress, Tucson, AZ 85701

**Listing Member Phone:** (520) 245-6763

**Listing Office Phone:** (520) 428-3338

**Listing Office Url:** <https://www.tierraantigua.com/>

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Vaulted Ceilings

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Exercise Facilities,Gated,Park,Paved Street,Pool,Rec Center,Sidewalks,Spa

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pool,Recreation Room,Security,Spa/Hot Tub

**Fireplace:** None

**Main Heating:** Electric,Forced Air

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Rincon Vista

**Elementary School:** Desert Willow

---

## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$57

**Assoc Fees Includes:** Common Area Maint,Gated Community

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

