



**\$379,000**

## **6655 N CANYON CREST DR, TUCSON, AZ 85750, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active

Tranquil Ventana Canyon living! Ideal for full-time, second home, or vacation rental. Ground-floor gem: 2-bed, 2-bath split-plan layout. Features screened patio, wood-burning fireplace, LVT flooring, modern appliances. Impeccably kept by non-smoking adults since '17. HOA covers water, sewer, trash, exterior upkeep, landscaping, 2 pools/spas, tennis, pickleball, fitness, business center, BBQs, & trail access. Furnishings included. [...]



**Wendy Winters**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1988

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 0.01 acres

**Lot Dimensions:** irregular

**View:** Mountains,Residential,Sunset

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 436.00 sq ft

**MLS #:** 22400448

**Bathrooms Full:** 2

**List Number Main:** 22400448

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

**Township:** 13

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## Description

**Legal Description:** From Parcel:114033550 /Canyon View At Ventana Condominiums Unit 198 & .403% Int In Common Elements

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## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Dining Area

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

**Kitchen Features:**  
**Countertops:** tile

**Kitchen Features:**  
**Appliance Color:** White

**Extra Room:** Storage

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## Building Details



**Lot Features:** Borders Common Area,North/South Exposure,Previously Developed

**# of Carport Spaces:** 1.00

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

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** Existing

**Garage/Carport Feat:** Additional Carport,Detached

**Roof: Other:** combo

**Basement:** No

**Main House SqFt:** 1077.00 sq ft

**Stories:** One

**Fence:** None

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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:** Canyon View At Ventana Condominium (1-264)

**Landscape - Front: Other:** Low Care,Natural Desert,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Driveway:** None

**Section:** 6

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-03-6290

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

**Road Maintenance:** HOA

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

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## 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) 977-0910

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Furnished,High Ceilings 9+,Split Bedroom Plan,Storage,Triple Pane Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Closet,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Patio,Screened

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** BBQ

**Neighborhood Feature:** Exercise Facilities,Paved Street,Pickleball,Pool,Rec Center,Sidewalks,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Security:** Smoke Detector(s),Wrought Iron Security Door

**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:** 2023      **Assoc Fees Includes:** Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Garbage Collection,Sewer,Street Maint,Water

**Association & Fees: HOA Amt (Monthly):** \$347      **Association & Fees: HOA Payment Frequency:** Monthly

