

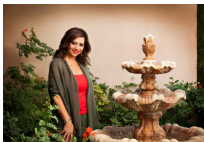
\$389,000

6604 N KOLB RD, TUCSON, AZ 85750, USA

<https://rehomes.us>

Resort style living in this beautifully remodeled unit. The most sought after condominium community in the Foothills. You've got magnificent mountain views from big picture window in the living room and bedrooms. The balcony has great sunset views and looks out to beautifully landscaped green area with the twinkling city lights in the horizon. SS [...]

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



Parisa Arabshahi

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1986

Bathrooms Full: 2

List Number Main: 22404128

Lot Dimensions: Irregular

View: City,Mountains,Sunset

Type: Condominium

Bedrooms: 2 beds

Lot size: 0.00 sq ft

MLS #: 22404128

County: Pima

Municipality/Zoning: Arivaca - CR4

Township: 13

Description

Legal Description: Canyon View At Ventana Condominiums unit 13 & .392% Int in Common Elements

Rooms

Sauna Level: Catalina Foothills

Dining Areas: Breakfast Nook

Kitchen Features: Dishwasher,Garbage Disposal,Refrigerator

Kitchen Features:
Countertops: Tile

Extra Room: None

Building Details

Lot Features: North/South Exposure

of Carport Spaces: 1.00

Basement: No

Main House SqFt: 1056.00 sq ft

Stories: Two

Fence: None

Garage/Carport Feat: None

Floor covering: Laminate

Construction: Frame - Stucco

of Garage Spaces: 0.00

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: Canyon View At Ventana Condominium (1-264)

Direction: N

Horse Facilities: No

Landscape - Rear: **Other:** None

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

Association & Fees: **HOA Name:** Canyon View @ Ventan

Home Protection: **Offered:** No

Assessments: \$0

Community: None

Tax Code: 114-03-4440

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Submit

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Electric: **Electric Company:** TEP

Driveway: **Paved:** Asphalt

Subdivision Restrict: **Age Restrictions:** No

Association & Fees: **HOA Transfer Fee:** \$155

Association & Fees: **HOA Telephone:** 520-615-6284

Accessibility Option: None

Section: 6

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect, None

Listing Office

ListingOfficeName: Tangible Wealth A Luxury Real Estate Company

Listing Office Phone: (520) 600-3434

Listing Office Address: 5425 N Kolb Rd #113, Tucson, AZ 85750

Listing Office Url: <http://https://www.tangiblewealth.com>

Units Information



Unit Level: 2

Amenities & Features

- Interior Features: Ceiling Fan(s),Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Shower Only

Pool: Conventional: No

Assoc Amenities:
Clubhouse,Maintenance,Pickleball,Pool,Spa/Hot Tub,Tennis Courts

Fireplace: Wood Burning

Main Heating: Electric,Forced Air

Security: None

Water Heater: Electric

Gas: None
- Exterior Features: None

Neighborhood Feature: Exercise Facilities,Paved Street,Pickleball,Pool,Sidewalks,Tennis Courts,Walking Trail

Fireplace Location: Other: Family Room

Spa: Other: Community

Laundry: Dryer,Laundry Closet,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Balcony,Covered

Water: City

Window Covering: Stay

Guest Facilities: None

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):
\$348
- Assoc Fees Includes: Common Area Maint,Garbage Collection,Pest Control,Roof Repair,Roof Replacement,Sewer,Street Maint,Water

Association & Fees: HOA Payment Frequency: Monthly

