



\$379,000

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

<https://rehomes.us>

Discover the tranquility of foothills living in Ventana Canyon. Perfect for full-time residency, a second home, or a vacation rental, this ground-floor gem boasts a two-bedroom split-plan layout with two baths. Enjoy a screened patio, a charming wood-burning fireplace, luxurious LVT flooring, and contemporary appliances. Meticulously maintained by non-smoking adults since 2017. Your HOA covers water, [...]

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



Wendy Winters



Basics

Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1988

Days On Market: 5

County: Pima

Lot Acres: 0.01 acres

Lot Dimensions: CONDO

View: Mountains,Residential

Type: Condominium

Bedrooms: 2 beds

Lot size: 436.00 sq ft

MLS #: 22321364

Bathrooms Full: 2

List Number Main: 22321364

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Canyon View At Ventana Condominiums Unit 198 & .403% Int In Common Elements

Rooms

Sauna Level: Catalina
Foothills

Kitchen Features:
Appliance Color: White

Extra Room: None

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Bar,Dining Area

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

Building Details



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

of Carport Spaces: 1.00

Floor covering: Ceramic Tile

Floor Covering: Other: LVT flooring

Main House SqFt: 1077.00 sq ft

Stories: One

Fence: None

Garage/Carport Feat: Additional Carport,Detached

Roof: Other: COMBO

Basement: No

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)

Landscape - Front: Other: Desert Plantings,Low Care,Natural Desert,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

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

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

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Canyon View @Ventana

Home Protection: Offered: Yes

Driveway: Shared

Section: 6

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone



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

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: Dryer,Laundry Closet,Storage,Washer

Main Cooling: Central Air

Patio/Deck: Patio,Screened

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

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ

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

Fireplace Location: Other: Great Room

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

Fireplace: Wood Burning

Main Heating: Electric,Forced Air

Pool: None

Spa: None, None

Water Heater: Electric

Gas: None



Nearby Schools

High School: Catalina Fthls

Middle School: Esperero Canyon

Elementary School: Ventana Vista

Fees and Taxes

Tax Year: 2022

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

