



\$2,895,000

**6655 N RATTLESNAKE CANYON RD, TUCSON,
AZ 85750, USA**

<https://rehomes.us>

Impeccably designed by architect Ron Robinette w/ the quality & craftsmanship of the main home, the Sports Complex is a show-stopping addition to the property. The nearly 4000 sf building on 37-acre Lot 3, features a 60-ft indoor lap pool & spa. Full sized batting cage w/ a professional pitching machine is located behind the [...]

- 0 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



Judy Smedes

Basics



Category: Residential

Status: Active

Bathrooms: 1.00 bath

Year built: 2007

Days On Market: 385

County: Pima

Lot Acres: 36.74 acres

Lot Dimensions: Irregular

View: City,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 0 beds

Lot size: 1600394.00 sq ft

MLS #: 22214820

Bathrooms Full: 1

List Number Main: 22214820

Municipality/Zoning: Pima County - SR

Township: 13

Description

Legal Description: IRR PCL WLY PTN E2 36.74AC SEC 5-13-15 AKA LOT 3 RATTLESNAKE CANYON EST RS 13/4

Rooms

Sauna Level: Catalina Foothills

Dining Areas: **Other:** Covered Patio

Kitchen Features: **Appliance Color:** Black

Dining Areas: Great Room

Kitchen Features: Dishwasher,Freezer,Garbage Disposal,Refrigerator

Laundry Level: Changing Room

Kitchen Features: **Countertops:** Granite

Extra Room: **Other:** Batting Cage

Extra Room: Exercise Room

Building Details



Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Fence: Other: Combo

Main House SqFt: 3943.00 sq ft

Stories: One

Garage/Carport Feat: None

Floor covering: Stone

Style: Other: One of a kind

Construction: Masonry Stucco

of Garage Spaces: 0.00

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: N/A

Landscape - Front: Other: Desert Plantings,Low Care

Horse Property: No

Electric: Electric Company: TEP

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Rattlesnake Canyon

Accessibility Option: None

Assessments: \$0

Community: None

Tax Code: 114-02-001G

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: Road Maintenance Agreement

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Low Care

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$100

Home Protection: Offered: No

Driveway: None

Section: 5

Fire Protection: Subscription

Range: 15.00

Road Type: Gravel

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

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) 360-6600

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Exposed Beams,Skylights,Storage,Wet Bar

Exterior Features: None

Sewer: Septic

Neighborhood Feature: Gated

Primary Bathroom Features: 2 Primary Baths

Guest Facilities: Other:
Foundation

Fireplace Location: Other: None

Pool: Conventional: Yes

Assoc Amenities: None

Laundry: Dryer,Washer

Fireplace: None

Main Cooling: Zoned

Main Heating: Natural Gas,Zoned

Patio/Deck: Covered,Patio

Security: Alarm Installed,Smoke Detector(s)

Spa: Conventional, Conventional

Water: City

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Nearby Schools

High School: Catalina Fthls

Middle School: Esperero Canyon

Elementary School: Ventana Vista



Fees and Taxes

Tax Year: 2021

**Association & Fees: HOA Amt
(Monthly):** \$196

Assoc Fees Includes: Gated Community

Association & Fees: HOA Payment Frequency:
Annually

