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**\$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**

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**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

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## Description

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

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## 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

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## 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

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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:** 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

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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) 360-6600

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## Units Information

**Unit Level:** 1

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## 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

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## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Ventana Vista



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## Fees and Taxes

**Tax Year:** 2021

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

**Assoc Fees Includes:** Gated Community

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

