



**\$598,000**

## **6809 E VÍA VIGNA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Discover captivating mountain views from the moment you enter this beautifully renovated 2Bd/2Ba Fairfield townhome. Open floor plan w/multiple skylights showcase a gourmet kitchen to suit any chef & spacious living area permeated by natural light & anchored by beehive fireplace & sliding door to cozy patio. Spacious kitchen has multiple quartz work areas, newer [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Lynn Dent**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1987

**Days On Market:** 35

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 39'x125'x37'x120'

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4530.00 sq ft

**MLS #:** 22405226

**Bathrooms Full:** 2

**List Number Main:** 22405226

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

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## Description

**Legal Description:** Sunrise Canyon Lot 35

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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,Refrigerator

**Kitchen Features:** **Countertops:** quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1556.00 sq ft

**Stories:** One

**Fence:** Masonry

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener

**Floor covering:** Carpet, Vinyl

**Construction:** Burnt Adobe

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Sunrise Canyon (1-58)

**Landscape - Front: Other:** Desert Plantings,Low Care,Shrubs

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Fairfield

**Tax Code:** 114-15-1100

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sunrise Canyon HOA

**Accessibility Option:** Level

**Section:** 18

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV,High Speed Internet

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## Listing Office



**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 906-4177

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Skylight(s),Storage,Walk In Closet(s)

**Neighborhood Feature:** Athletic Facilities,Paved Street,Pickleball,Pool,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** Great Room

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

**Fireplace:** Bee Hive,Gas

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,In Garage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Wrought Iron Security Door

**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):** \$134

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

