



**\$4,900,000**

**6820 N HOLE-IN-THE-WALL WAY, TUCSON,  
AZ 85750, USA**

<https://rehomes.us>

DESERT FLOWING WATER is the most recent & finest, Kevin Howard design of his 'deep shadow box' series of homes, as featured on the front page in the Wall Street Journal Architectural Section in February 2023(see attached article). This minimalist, contemporary, masterpiece on a 28 ac. site overlooking Tucson is named for the cascading water [...]

- 4 beds
- 6.00 baths
- Single Family Residence
- Residential
- Active



**Rick Sack**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 6.00 baths

**Year built:** 2024

**Days On Market:** 89

**County:** Pima

**Lot Acres:** 28.70 acres

**Lot Dimensions:** Irregular

**View:** City,Golf Course,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 1250172.00 sq ft

**MLS #:** 22307146

**Bathrooms Full:** 4

**List Number Main:** 22307146

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

**Township:** 13

## Description

**Legal Description:** Lot 39 Ventana Canyon Mountain Estates (1-73)

## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Dining Area

**Kitchen Features:** Lazy Susan,Microwave,Refrigerator

**Kitchen Features:** Pantry: Walk-In

**Extra Room:** Other: Theater

**Extra Room:** Den,Office,Studio

## Building Details

**Lot Features:** Cul-De-Sac,Elevated Lot,Hillside Lot

**# of Carport Spaces:** 2.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 6.00

**Style:** Contemporary,Modern

**Construction Status:** New Construction

**Garage/Carport Feat:** Additional Carport,Additional Garage

**Floor covering:** Stone

**Floor Covering:** Other: TBD

**Main House SqFt:** 6900.00 sq ft

**Stories:** Two

**Fence:** Masonry,Stone,Stucco Finish



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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:** Ventana Canyon Mountain Estate (1-73)

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Ventana C. C.

**Tax Code:** 114-03-1130

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Accessible Elevator Installed

**Section:** 6

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Home Automation,Pre-Wired Srnd Snd,Pre-Wired Tele Lines,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 918-5477

**Listing Office Phone:** (520) 299-2201

**Listing Office Url:**  
<http://www.LongRealty.com>



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# Amenities & Features

- Interior Features:** Dual Pane Windows,Energy Star Air Pkg,Entertainment Center Built-In,Foyer,High Ceilings 9+,Walk In Closet(s),Water Purifier,Whl Hse Air Filt Sys
- Sewer:** Connected
- Primary Bathroom Features:** Double Vanity,Separate Shower(s)
- Pool: Conventional:** Yes
- Laundry:** Laundry Room
- Main Cooling:** ENERGY STAR Qualified Equipment,Heat Pump,Zoned
- Patio/Deck:** Balcony,Covered,Deck,Patio
- Security:** Alarm Installed,Cameras,Gated
- Water:** City
- Window Covering:** None
- Guest Facilities:** Quarters
- Exterior Features:** BBQ-Built-In,Courtyard,Outdoor Kitchen
- Neighborhood Feature:** Gated,Golf,Paved Street,Pool
- Fireplace Location: Other:** Family Room,Living Room, Outdoor
- Assoc Amenities:** None
- Fireplace:** Gas
- Main Heating:** Energy Star Qualified Equipment,Forced Air,Heat Pump,Zoned
- Pool:** Infinity
- Spa:** Conventional, Conventional
- Water Heater:** Energy Star Qualified Water Heater,Instant Hot Water
- 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:** 2022
- Assoc Fees Includes:** Garbage Collection,Gated Community
- Association & Fees: HOA Amt (Monthly):** \$158
- Association & Fees: HOA Payment Frequency:** Quarterly

