



\$3,999,000

**6830 N HOLE-IN-THE-WALL WAY, TUCSON,
AZ 85750, USA**

<https://rehomes.us>

Top of the world views, sophisticated & incredible contemporary home on 2.5 acres overlooking city, mountain & sunset views at the top of the prestigious gated community of Ventana Canyon Mountain Estates. Award winning architect, Kevin Howard, designed home to blend w/ nature by building the home into the fabulous rock formations. The combination of [...]

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



Robin Kaiserman

Basics



Category: Residential

Status: Active

Bathrooms: 6.00 baths

Year built: 2011

Days On Market: 6

County: Pima

Lot Acres: 2.50 acres

Lot Dimensions: Irregular

View: City,Golf Course,Lake,Mountains,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 111993.00 sq ft

MLS #: 22320281

Bathrooms Full: 4

List Number Main: 22320281

Municipality/Zoning: Tucson - CR1

Township: 13

Description

Legal Description: Ventana Canyon Mountain Estates Lot 42 & Nly Ptn Lot 43 & Ventana Canyon Mountain Estates Lot 43 Exc Tri Ptn In Ne Cor

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: **Countertops:** Quartz

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room

Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Garbage Disposal,Gas Hookup Available,Induction Cooktop,Island,Microwave,Refrigerator,Warming Drawer,Water Purifier,Wine Cooler

Laundry Level: refrigerator

Kitchen Features: **Pantry:** Cabinet

Extra Room: Den,Exercise Room,Office,Rec Room

Building Details



Lot Features: Cul-De-Sac,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 4889.00 sq ft

Stories: Two

Fence: None

Garage/Carport Feat: Attached
Garage/Carport,Electric Door Opener,Separate Storage Area

Floor covering: Stone

Construction: Concrete Block,Masonry Stucco,Metal

of Garage Spaces: 3.00

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: Ventana Canyon Mountain Estate (1-73)

Landscape - Front: Other: Desert Plantings,Natural Desert,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 382.0000

Landscape - Rear: Other: Desert Plantings,Natural Desert,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: Ventana C. C.

Tax Code: 114-03-116A

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Telephone: 520-838-0276

Accessibility Option: Accessible Elevator Installed,Door Levers,Wide Doorways,Wide Hallways

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,Satellite Dish,Surround Sound,Telephone

Listing Office

ListingOfficeName: Russ Lyon Sotheby's International Realty

Listing Office Address: 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

Listing Office Phone: (520) 742-1335

Listing Office Url: <http://www.russlyon.com>

Units Information



Unit Level: 2

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener,Wet Bar,Wine Cellar

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Main Cooling: Other: 4 AC's+2 Mini Splits

Assoc Amenities: None

Green Features: Solar

Main Cooling: Ceiling Fans,Mini-Split,Zoned

Patio/Deck: Balcony,Covered,Deck,Patio

Security: Alarm Installed,Cameras,Gated,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: House

Exterior Features: BBQ-Built-In,Dog Run,Native Plants,Outdoor Kitchen

Neighborhood Feature:
Gated,Lake,Paved Street

Fireplace Location: Other: Great Room,Primary Bedroom, roof deck

Pool: Conventional: Yes

Laundry: Dryer,Laundry Room,Washer

Fireplace: Gas

Main Heating: Gas Pac,Mini-Split,Natural Gas,Zoned

Pool: Heated

Spa: Conventional, Conventional

Water Heater: Electric,Natural Gas

Gas: Natural

Nearby Schools

High School: Catalina Fthls

Elementary School: Ventana Vista

Middle School: Esperero Canyon

Fees and Taxes



Tax Year: 2022

Assoc Fees Includes: Common Area Maint,Garbage Collection,Gated Community,Street Maint

Association & Fees: HOA Amt (Monthly): \$208.33

Association & Fees: HOA Payment Frequency: Monthly

