



\$825,000

6843 E VÍA VIGNA, TUCSON, AZ 85750, USA

<https://rehomes.us>

Welcome to your slice of luxury nestled in the heart of the foothills! This stunning townhome offers the epitome of refined living with a thoughtful blend of comfort and opulence. Step into sophistication with this meticulously renovated 2-bedroom, 2-bathroom residence boasting high-end finishes throughout. The expansive great room welcomes you with a custom-built entertainment center, [...]

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



Jeff LeBlanc

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1987

Days On Market: 27

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: Irregular

View: Mountains,Sunset

Type: Townhouse

Bedrooms: 2 beds

Lot size: 5924.00 sq ft

MLS #: 22414950

Bathrooms Full: 2

List Number Main: 22414950

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Sunrise Canyon Lot 31

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: **Pantry:** Cabinet

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Reverse Osmosis,Water Purifier,Wine Cooler

Kitchen Features: **Countertops:** Stone, Quartz

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Office

Building Details



Lot Features: North/South
Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1766.00 sq ft

Stories: One

Fence: Slump Block

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

Floor covering: Mexican Tile

Construction: Slump Block

of Garage Spaces: 2.00

Style: Territorial

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: Sunrise Canyon (1-58)

Landscape - Front: Other: Decorative
Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

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: 114-15-1060

Property Disclosures: Insurance Claims
History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative
Gravel,Desert
Plantings,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sunrise
Canyon

Accessibility Option: Door Levers,Level

Section: 18

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect, 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) 954-1868

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Skylights,Split Bedroom Plan,Walk In Closet(s),Water Purifier,Water Softener

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only

Patio/Deck: Other: Extended Brick

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

Green Features: Solar

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Tankless Water Htr

Gas: Natural

Exterior Features: BBQ-Built-In,Courtyard,Outdoor Kitchen,Rain Barrel/Cistern(s)

Neighborhood Feature: Paved Street,Pool,Spa,Tennis Courts

Fireplace Location: Other: Great Room

Pool: Conventional: No

Laundry: In Garage

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Middle School: Esperero Canyon

Elementary School: Ventana Vista





Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$133.33

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

