



**\$499,000**

## **6874 E VÍA VIGNA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Nestled in the heart of the foothills, this charming 2-bedroom townhome in the highly sought-after Fairfield neighborhood offers the perfect blend of comfort and privacy. Recently updated with stainless steel appliances and fresh paint, this home boasts superb amenities through the HOA, including an Olympic-sized pool with spa and tennis courts converted to Pickleball courts. [...]

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



**Camille Rivas-Rutherford**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1988

**Days On Market:** 42

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 37 x 119 x 38 x 119

**View:** Desert

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4443.00 sq ft

**MLS #:** 22410849

**Bathrooms Full:** 1

**List Number Main:** 22410849

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

Description

**Legal Description:** Sunrise Canyon Lot 22

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** Appliance

**Color:** Stainless

**Extra Room:** None

**Kitchen Features:** Pantry: Cabinet

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1556.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Slump Block

**# of Garage Spaces:** 2.00

**Style:** Territorial

**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:** Decorative Gravel,Low Care

**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:** 114-15-0970

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Accessibility Option:** None

**Section:** 18

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 2890 E Skyline Dr #250, Tucson, AZ 85718

**Listing Member Phone:** (520) 250-5192

**Listing Office Phone:** (520) 577-7433

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

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Skylights,Water Softener

**Neighborhood Feature:** Paved  
Street,Pickleball,Pool,Spa

**Fireplace Location: Other:** Living Room

**Laundry:** In Garage

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Security:** None

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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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:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area  
Maint,Garbage Collection,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$133

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

