



\$825,000

**6913 E NUTHATCH TRAIL, TUCSON, AZ
85750, USA**

<https://rehomes.us>

Golf Villa in gated Ventana Canyon Country Club w/Mountain & Golf Course views. Updated unique floor plan offers 1885 SF 2 bed 2 bath plus studio/office or bedroom 3. End unit w/vaulted ceilings on Cul De Sac lot, within walking distance to heated community pool/spa and Country Club for golf, tennis, pickleball, exercise and dining. [...]

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



John Gallow

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 1988
Days On Market: 11
County: Pima
Lot Acres: 0.12 acres
Lot Dimensions: irregular
View: Golf Course,Mountains

Type: Townhouse
Bedrooms: 2 beds
Lot size: 5053.00 sq ft
MLS #: 22406547
Bathrooms Full: 2
List Number Main: 22406547
Municipality/Zoning: Pinal County - CR4
Township: 13

Description

Legal Description: Ventana Canyon Golf Villas Lot 40

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Range,Microwave,Refrigerator

Kitchen Features: Countertops: Quartz

Kitchen Features: Appliance Color: Stainless

Extra Room: Bonus Room,Office,Studio

Building Details



Lot Features: Borders Common Area,Cul-De-Sac,East/West Exposure,On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1885.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish

Garage/Carport Feat: Electric Door Opener

Floor covering: Concrete

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Southwestern

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 Golf Villas

Landscape - Front: Other: Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone:
520-668-8121

Accessibility Option: None

Section: 7

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

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

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:
GVHOA

Home Protection: Offered: No

Assessments: \$0

Community: Ventana C. C.

Tax Code: 114-04-1130

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Listing Office



ListingOfficeName: Tierra Antigua Realty

Listing Office Phone: (520) 290-2335

Listing Office Address: 7423 E Tanque Verde,
Tucson, AZ 85715

Listing Office Url:
<https://www.tierraantigua.com/>

Listing Member Phone: (520) 990-4411

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Exposed Beams,Insulated Windows,Skylight(s),Skylights,Vaulted Ceilings,Walk In Closet(s)

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Central Air

Patio/Deck: Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Plantation Shutters

Neighborhood Feature:
Gated,Paved Street,Pool,Spa

Fireplace Location: Other:
Great Room

Assoc Amenities: Pool,Spa/Hot Tub

Fireplace: Insert

Main Heating: Forced Air

Security: Gated,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	Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Front Yard Maint,Garbage Collection,Gated Community,Street Maint
Association & Fees: HOA Amt (Monthly): \$375	Association & Fees: HOA Payment Frequency: Quarterly

