



\$649,000

**6938 E NUTHATCH TRAIL, TUCSON, AZ
85750, USA**

<https://rehomes.us>

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

Furnished Ventana Canyon Golf Villa on premium lot w/Golf Course View & large private patio. Detached 2 Bed, 2 Bath plus Den light filled interior on Cul de Sac Lot. Walk to Country Club, community pool & spa in beautifully landscaped neighborhood. HOA includes 24hr manned gate, heated community pool & spa, front landscaping maintenance [...]



John Gallow

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1987

Days On Market: 16

County: Pima

Lot Acres: 0.10 acres

Lot Dimensions: irregular

View: Golf Course

Type: Townhouse

Bedrooms: 2 beds

Lot size: 4356.00 sq ft

MLS #: 22410172

Bathrooms Full: 2

List Number Main: 22410172

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Ventana Canyon Golf Villas Lot 45

Rooms

Sauna Level: Catalina Foothills

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

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Nook,Dining Area,Great Room

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details



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

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1824.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile

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: Tile, Cable TV,High Speed Internet

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: 114-04-1180

Property Disclosures: Insurance Claims History Report,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: Dual Pane
Windows,Furnished,Skylight(s),Skylights,Vaulted
Ceilings,Walk In Closet(s),Wet Bar

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver

Security: Gated,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features:
BBQ,Courtyard,Plantation Shutters

Neighborhood Feature:
Gated,Paved Street,Pool,Spa

Fireplace Location: Other: Den

Assoc Amenities: Pool,Spa/Hot
Tub

Fireplace: Insert,Wood Burning

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

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

