



**\$490,000**

## **7051 W CANEBRAKE DR, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Welcome to your dream home in Continental Ranch! This spacious 5 bedroom 3 bathroom gem is nestled on a CUL-DE-SAC with a SPARKLING POOL, offering a perfect oasis for relaxation & entertainment. Situated on the edge of the community, it boasts breathtaking MOUNTAIN & SUNSET VIEWS. Built by Sombra Homes, quality craftsmanship is evident throughout. [...]

- 5 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Kathy Baldauf**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1996

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 57' x 131' x 147' x 80'

**View:** Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 9148.00 sq ft

**MLS #:** 22322180

**Bathrooms Full:** 3

**List Number Main:** 22322180

**Municipality/Zoning:** Marana - SP

**Township:** 12

## Description

**Legal Description:** CONTINENTAL RANCH PARCEL 12-A LOT 0085(FORMERLY 221-03-2630)

## Rooms

**Sauna Level:** Marana

**Kitchen Features:** Pantry: Walk-In

**Extra Room:** Bonus Room,Media,Rec Room

**Laundry Level:** Washer & Dryer

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

**Kitchen Features:** Convection Oven,Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2823.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Continental Ranch Parcel 12 A (1-118)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-17-2630

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Satellite Dish

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 481-6142

**Listing Office Phone:** (520) 918-6500

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual  
Pane Windows,Plant  
Shelves,Storage,Vaulted Ceilings,Walk In  
Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Shower & Tub,Soaking  
Tub

**Pool: Conventional:** Yes

**Laundry:** Laundry Room,Sink,Storage

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Basketball  
Court,Jogging/Bike Path,Park,Paved Street,Pool,Rec  
Center,Sidewalks,Spa,Walking Trail

**Fireplace Location: Other:** Family Room,Kitchen

**Assoc Amenities:** Clubhouse,Park,Pool,Recreation  
Room,Spa/Hot Tub,Tennis Courts

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Ceiling Fans Pre-  
Wired,Central Air,Gas

**Patio/Deck:** Balcony,Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$30

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

