



**\$1,650,000**

**7182 E DESERT MOON LOOP, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Located along the 9th fairway of the Canyon course, this Bryan Martinovich custom home blends elegant charm with modern day amenities. All new Marvin windows & doors! Be wowed by the gorgeous brick floors. The main level offers an easy flow between multiple fireplaced entertaining areas & spacious chef's kitchen with island & walk-in pantry. [...]

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



**Susan White**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1990

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.61 acres

**Lot Dimensions:** irregular

**View:** Golf Course,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 26629.00 sq ft

**MLS #:** 22402299

**Bathrooms Full:** 3

**List Number Main:** 22402299

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

Description

**Legal Description:** Ventana Canyon Estates Lot 113

Rooms

**Sauna Level:** Catalina Foothills

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

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

**Kitchen Features:** Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Prep Sink,Refrigerator,Wine Cooler

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Loft

Building Details



**Lot Features:** East/West  
Exposure,Elevated Lot,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage  
Cabinets,Attached Garage/Carport,Electric Door  
Opener,Over Height Garage,Separate Storage Area

**Floor covering:** Carpet, Stone

**Floor Covering: Other:** Brick

**Main House SqFt:** 4080.00 sq ft

**Stories:** Two

**Fence:** Block,Stucco Finish,View Fence

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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:** Ventana Canyon Estates (110-148, 179-185)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**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:** Door Levers

**Assessments:** \$0

**Community:** Ventana C. C.

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet,Pre-Wired Tele Lines

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Ventana Canyon Comm

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 8

**Attribution Contact:** SusanWhite@LongRealty.com

**Tax Code:** 114-03-1520

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 1880 E River Road, Suite 120, Tucson, AZ 85718

**Listing Office Phone:** (520) 918-2400

**Listing Member Phone:** (520) 918-2414



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,High Ceilings 9+,Insulated Windows,Low Emissivity Windows,Primary Downstairs,Skylight(s),Split Bedroom Plan,Storage,Walk In Closet(s),Water Purifier

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Jetted Tub,Low Flow Showerhead,Separate Shower(s),Water Sense Shower Head

**Patio/Deck: Other:** Limestone

**Assoc Amenities:** Security

**Green Features:** Electric

**Main Cooling:** Ceiling Fans,Central Air,Heat Pump,Zoned

**Patio/Deck:** Covered,Patio

**Security:** Gated,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Fountain,Native Plants,Solar Screens

**Neighborhood Feature:** Gated,Paved Street,Sidewalks

**Fireplace Location: Other:** Family Room,Living Room,Patio

**Pool: Conventional:** Yes

**Laundry:** Electric Dryer Hookup,Laundry Room,Sink,Storage

**Fireplace:** Gas,Wood Burning

**Main Heating:** Electric,Forced Air,Heat Pump,Zoned

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Electric

**Gas:** Natural

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## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Ventana Vista

**Middle School:** Esperero Canyon

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$175

**Assoc Fees Includes:** Common Area Maint,Garbage Collection,Gated Community,Street Maint

**Association & Fees: HOA Payment Frequency:** Quarterly

