



**\$625,000**

**73 E PERALTA CANYON CT, ORO VALLEY, AZ  
85755, USA**

<https://rehomes.us>

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

Welcome to this luxury townhome in the highly desirable gated community of Ridgeview at Vistoso Trails. This beautiful end unit in one of the very few duplexes in the community has been highly upgraded and boasts 2113 Sq ft. Upon entry, owner's attention to detail is on full display with a custom rock feature wall [...]



**Donna Rollman**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2018

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 113x53x100x53

**View:** Mountains,Residential,Sunrise,Sunset

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 5576.00 sq ft

**MLS #:** 22401516

**Bathrooms Full:** 2

**List Number Main:** 22401516

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

Description

**Legal Description:** From Parcel:21954593A/Rancho Vistoso Parcel 5F Lot 29 Sq20170690715

Rooms

**Sauna Level:** Amphitheater

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

**Dining Areas:** Breakfast Bar,Dining Area

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

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

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

**Extra Room:** Den,Office

Building Details



**Lot Features:** Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2113.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Patio Home

**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:** Rancho Vistoso Parcel 5F SQ20170690715

**Landscape - Front: Other:** Decorative Gravel,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:** 520-867-6100

**Accessibility Option:** Door Levers,Level

**Section:** 25

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Ridgeview at Vistoso

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Vistoso

**Tax Code:** 219-54-7430

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 822-7270

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s)

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Sink,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio,Screened

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Patio/Deck: Other:** Rolling Screens (2)

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Wilson K-8

**Elementary School:** Painted Sky



## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Gated Community,Roof Repair,Roof Replacement,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$262

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

