



**\$735,000**

**7600 VIALE DI BUONA FORTUNA, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

- 3 beds
- 3.00 baths
- Townhouse
- Residential
- Active

Stunning townhome in the prestigious gated community of Rancho Sin Vacas. Located in the heart of the Catalina Foothills, close to upscale shopping and dining. Go through the 24 hour manned guard gate, and experience breath taking mountain views, city views, dazzling sunsets, and starry nights. This property offers alderwood doors, spacious patios, high ceilings, [...]



**Kendra Gibbons**



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## Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2006  
**Days On Market:** 5  
**County:** Pima  
**Lot Acres:** 0.11 acres  
**Lot Dimensions:** 52'X92'X52'X91' Approximately  
**View:** City,Mountains,Sunrise

**Type:** Townhouse  
**Bedrooms:** 3 beds  
**Lot size:** 4748.00 sq ft  
**MLS #:** 22407118  
**Bathrooms Full:** 2  
**List Number Main:** 22407118  
**Municipality/Zoning:** Pima County - TR  
**Township:** 12

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## Description

**Legal Description:** Villa Milano At Rancho Sin Vacas Lot 30

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## Rooms

**Sauna Level:** Amphitheater  
**Kitchen Features: Pantry:** Walk-In  
**Dining Areas:** Breakfast Bar,Dining Area  
**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite  
**Kitchen Features: Appliance Color:** Stainless  
**Extra Room:** None

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## Building Details



**Lot Features:** East/West Exposure,Subdivided  
**# of Carport Spaces:** 0.00  
**Floor Covering: Other:** Travertine  
**Main House SqFt:** 2426.00 sq ft  
**Stories:** Two  
**Fence:** Stucco Finish,View Fence,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener  
**Basement:** No  
**Construction:** Frame - Stucco,Stucco Finish  
**# of Garage Spaces:** 2.00  
**Style:** Tuscan  
**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:** Villa Milano at Rancho Sin Vacas (1-74)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 220-21-3690

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 32

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet,Pre-Wired Sat Dish,Smart Thermostat

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## Listing Office



**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Address:** 2905 E Skyline Dr Ste 220, Tucson, AZ 85718

**Listing Member Phone:** (520) 404-6715

**Listing Office Phone:** (520) 277-2930

**Listing Office Url:** <https://tucson.evrealstate.com/>

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,High Ceilings 9+,Primary Downstairs,Split Bedroom Plan,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 Closet,Washer

**Main Cooling:** Central Air

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

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Clubhouse,Pool

**Fireplace:** Insert

**Main Heating:** Heat Pump

**Security:** Gated

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Harelson

**Middle School:** Cross

## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$204

**Assoc Fees Includes:** Gated Community,Street Maint

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

