



\$765,000

**7648 VIALE DI BUONA FORTUNA, TUCSON, AZ
85718, USA**

<https://rehomes.us>

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

Enjoy panoramic views of the Catalina Mountains during the day & sparkling twinkling city lights from the huge patio of this exquisite 4 BD, 4 BA home! All living areas, kitchen, & large primary suite on the main level. Great room w/ sweeping ceilings is great for entertaining. Kitchen features granite countertops, alder cabinets, & [...]



Ronald Welch

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2006

Days On Market: 18

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: 27x91.5x52x92

View: City,Desert,Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 4792.00 sq ft

MLS #: 22408431

Bathrooms Full: 3

List Number Main: 22408431

Municipality/Zoning: Pima County - TR

Township: 12

Description

Legal Description: VILLA MILANO AT RANCHO SIN VACAS LOT 26

Rooms

Sauna Level: Amphitheater

Kitchen Features: Countertops: granite

Kitchen Features: Pantry: Closet

Dining Areas: Breakfast Bar

Extra Room: None

Kitchen Features: Dishwasher,Electric Range,Microwave,Refrigerator

Building Details

Lot Features: Adjacent to Wash,Borders Common Area,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Mediterranean,Patio Home

Construction Status: Existing

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

Floor covering: Wood

Floor Covering: Other: travertine

Main House SqFt: 2740.00 sq ft

Stories: Two

Fence: View Fence



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,Low Care,Sprinkler/Drip

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Low Care,Natural Desert

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Villa Milano

Accessibility Option: None

Section: 32

Fire Protection: Subscription

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$100

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 220-21-3650

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,Seller Concessions,Submit

Listing Office

ListingOfficeName: Andy Courtney Properties, Ltd.

Listing Office Address: 6430 N Swan Rd Ste100/110, Tucson, AZ 85718

Listing Member Phone: (520) 360-5698

Listing Office Phone: (520) 290-5700

Listing Office Url: <http://www.andycourtney.com>

Units Information



Unit Level: 1

Amenities & Features

- Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,High Ceilings 9+,Primary Downstairs

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower & Tub

Pool: Conventional: No

Laundry: Laundry Closet

Main Cooling: Central Air,Zoned

Patio/Deck: Balcony,Covered,Deck,Patio

Spa: None, None

Water Heater: Electric

Gas: None
- Exterior Features:** Dog Run,Native Plants

Neighborhood Feature: Gated,Pool

Fireplace Location: Other: None

Assoc Amenities: Pool

Fireplace: None

Main Heating: Forced Air,Zoned

Security: Gated,Smoke Detector(s)

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): \$203
- Assoc Fees Includes:** Common Area Maint,Gated Community,Street Maint

Association & Fees: HOA Payment Frequency: Annually

