



**\$795,000**

**7660 VIALE DI BUONA FORTUNA, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

- 4 beds
- 4.00 baths
- Townhouse
- Residential
- Active

Enjoy the best of Tucson's lifestyle and stunning views in this elegantly appointed townhome. Nestled in the Catalina Foothills gated community of Sin Vacas, this house has it all. The floor plan includes first floor Master with patio access, three bedrooms upstairs, two with balcony access. The great room connects the primary living space, kitchen, [...]



**Jane Maciulla**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2006

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 52' x 91.50' x 52' x 91.50'

**View:** City,Mountains,Sunrise,Sunset

**Type:** Townhouse

**Bedrooms:** 4 beds

**Lot size:** 4792.00 sq ft

**MLS #:** 22401253

**Bathrooms Full:** 3

**List Number Main:** 22401253

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

**Township:** 12

Description

**Legal Description:** Villa Mllano at Rancho Sin Vacas Lot 25

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Closet

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

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

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Office

Building Details



<b>Lot Features:</b> East/West Exposure,Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Stone
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2740.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> Two	<b>Style:</b> Mediterranean
<b>Fence:</b> Stucco Finish,Wrought Iron	<b>Construction Status:</b> Existing

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> Villa Milano at Rancho Sin Vacas (1-74)	<b>Co-op Fee:</b> \$3
<b>Landscape - Front:</b> Other: Desert Plantings,Low Care	<b>Horse Property:</b> No
<b>Horse Facilities:</b> No	<b>Electric: Electric Company:</b> TEP
<b>Landscape - Rear:</b> Other: Artificial Turf,Low Care	<b>Driveway: Paved:</b> Pavers
<b>Subdivision Restrict: Deed Restrictions:</b> Yes	<b>Subdivision Restrict: Age Restrictions:</b> No
<b>Association &amp; Fees: HOA:</b> Yes	<b>Home Protection: Offered:</b> No
<b>Accessibility Option:</b> None	<b>Assessments:</b> \$0
<b>Section:</b> 32	<b>Community:</b> None
<b>Fire Protection:</b> Subscription	<b>Tax Code:</b> 220-21-3640
<b>Range:</b> 14.00	<b>Property Disclosures:</b> Insurance Claims History Report,Seller Prop Disclosure
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> HOA
<b>Technology:</b> Tile, Cable TV,High Speed Internet	<b>Terms:</b> Cash,Conventional,Submit

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520) 290-2335

**Listing Office Address:** 7423 E Tanque Verde,  
Tucson, AZ 85715

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**Listing Member Phone:** (520) 403-0810

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,High Ceilings 9+,Primary Downstairs,Skylight(s),Skylights,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Neighborhood Feature:** Paved Street,Pool

**Fireplace Location: Other:** None

**Assoc Amenities:** Pool

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Closet

**Main Cooling:** Dual,Zoned

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

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Harelson

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## Fees and Taxes



**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$197

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

