



**\$362,500**

**7757 E VÍA VENTANA NORTE, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Open House, 10-1 pm Saturday & 11-2 pm on Sunday Well maintained end unit boarding common areas, with an East facing covered patio with mature Citrus trees that provides filtered mountain views. This is the largest 2 bedroom, 2 bath floorplan in the development. This two story unit is bright and open with high ceilings [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**William Ambrosio**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Condominium
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 1369.00 sq ft
<b>Year built:</b> 1993	<b>MLS #:</b> 22416736
<b>Days On Market:</b> 15	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22416736
<b>Lot Acres:</b> 0.03 acres	<b>Municipality/Zoning:</b> Pima County - CR5
<b>Lot Dimensions:</b> Unknown	<b>Township:</b> 13
<b>View:</b> Mountains,Sunrise	

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# Description

**Legal Description:** Ventana De Sabino North Lot 65

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# Rooms

<b>Sauna Level:</b> Catalina Foothills	<b>Kitchen Features: Countertops:</b> Formica
<b>Kitchen Features: Pantry:</b> Cabinet	<b>Kitchen Features: Appliance Color:</b> Stainless
<b>Dining Areas:</b> Breakfast Bar,Dining Area	<b>Extra Room:</b> Loft
<b>Kitchen Features:</b> Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Lazy Susan	

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# Building Details



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

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1452.00 sq ft

**Stories:** Two

**Fence:** Stucco Finish

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Mexican Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**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:** Ventana De Sabino North (1-127)

**Landscape - Front: Other:** Desert Plantings,Grass,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-529-1926

**Accessibility Option:** Entry

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Sprinkler/Drip,Trees,Vegetable Garden

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Ventana De Sabino

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-13-3260

**Property Disclosures:** None

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (520) 306-7743

**Listing Office Phone:** (520) 665-4200

**Listing Office Url:**  
<http://www.LongRealty.com>

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Dual Pane Windows,High Ceilings 9+,Storage,Walk In Closet(s)

**Neighborhood Feature:** Exercise Facilities,Pool,Spa,Street Lights,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Clubhouse,Maintenance,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** Insert,Wood Burning

**Main Heating:** Electric,Forced Air

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Electric Dryer Hookup,Laundry Closet

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

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

**Spa:** Conventional, Conventional

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools



**High School:** Catalina Fthls  
**Elementary School:** Canyon View

**Middle School:** Esperero Canyon

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Garbage Collection,Pest Control,Roof Repair,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$397.50

