



**\$2,995,000**

**7788 N ANCIENT INDIAN DR, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

- 5 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active

This BRAND NEW 2023 contemporary home has the beautiful Catalina Mountains at your back door with classic Tucson sunset views and a carpet of city lights from the Southwest Vista in the prestigious Pima Canyon. Enter through gorgeous wrought iron custom door into the great room with huge wall of windows. The desirable layout of [...]



**Wissam Kaddoura**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 2022

**Bathrooms Full:** 4

**List Number Main:** 22318099

**Municipality/Zoning:** Pima County - CR1

**Township:** 12

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 47916.00 sq ft

**MLS #:** 22318099

**County:** Pima

**Lot Acres:** 1.10 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunset

## Description

**Legal Description:** Pima Canyon Estates Resub Lot 211

## Rooms

**Sauna Level:** Amphitheater

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

**Extra Room:** Other: Flex

**Extra Room:** Bonus Room,Den,Media

**Kitchen Features:** Countertops: Quartz waterfall

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

## Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Floor Covering:** Other: Porcelain

**Main House SqFt:** 5449.00 sq ft

**Stories:** One

**Fence:** Masonry,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener,Separate Storage Area

**Basement:** No

**Construction:** Frame - Stucco,Metal,Stone

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** New Construction



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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:** Pima Canyon Estates  
(30,33,96-102,115,124-127,136-139,147-151,16)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Sprinkler/Drip

**Horse Property:** No

**Builder/New Constr.: Builder License #:** 168406

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-219-7200

**Accessibility Option:** Level

**Section:** 31

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Pavers

**Technology:** Built-Up, Alarm System,Cable TV,Pre-Wired Srnd Snd,Smart Panel

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Pima Canyon HOA

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 220-20-2830

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office

**ListingOfficeName:** Kaddoura Real Estate

**Listing Office Address:** 2142 E Desert Garden Dr., Tucson, AZ 85718

**Listing Member Phone:** (520) 331-4009

**Listing Office Phone:** (520) 331-4009

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Foyer,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Fireplace:** Gas,See Through

**Main Heating:** Natural Gas,Zoned

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas,Recirculating Pump

**Gas:** Natural

**Exterior Features:** BBQ-Built-In

**Neighborhood Feature:** Gated,Paved Street,Walking Trail

**Fireplace Location: Other:** Dining Room,Great Room,Primary Bedroom

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

**Main Cooling:** Ceiling Fans,Zoned

**Patio/Deck:** Covered,Paver

**Security:** Alarm Installed,Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Harelson

**Middle School:** Cross

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## Fees and Taxes



**Tax Year:** 2021

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

**Association & Fees: HOA Amt (Monthly):** \$234

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

