



**\$399,000**

**804 S SAGUARO RIDGE PL, TUCSON, AZ  
85745, USA**

<https://rehomes.us>

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active

Welcome to the highly desirable Starr Pass Community which features the JW Marriot Resort and three nine hole golf courses. This three bedroom two bath home has the best of everything. Enjoy the relaxing private environment on the front courtyard or rear patio. Located on a quiet cul-de-sac near common area. Excellent floor plan with everything [...]



**Donald Wehn**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1997

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 25x45x80x50x112 irregular

**View:** Desert,Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5227.00 sq ft

**MLS #:** 22405814

**Bathrooms Full:** 2

**List Number Main:** 22405814

**Municipality/Zoning:** Tucson - R1

**Township:** 14

## Description

**Legal Description:** Canyon View Lot 16

## Rooms

**Sauna Level:** TUSD

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:** **Pantry:** Closet

**Extra Room:** None

## Building Details

**Lot Features:** Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1378.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Canyon View (1-28)

**Landscape - Front:** Other: Desert Plantings,Low Care

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: Yes

**Accessibility Option:** None

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric:** Electric Company: TEP

**Driveway:** Paved: Concrete

**Subdivision Restrict:** Age Restrictions: No

**Home Protection:** Offered: No

**Assessments:** \$0

**Community:** Starr Pass

**Tax Code:** 116-27-5670

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office

**ListingOfficeName:** Century 21 1st American

**Listing Office Address:** 8830 E Speedway, Tucson, AZ 85710

**Listing Member Phone:** (520) 429-4763

**Listing Office Phone:** (520) 296-5491

**Listing Office Url:** <http://tucsonrealestaterangers.com>

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## Amenities & Features



**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Patio/Deck: Other:** front courtyard

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Living Room

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Cholla

**Middle School:** Mansfeld

**Elementary School:** Tolson

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$40

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

