



**\$369,990**

**8640 N CALLE LA CANOA, ORO VALLEY, AZ  
85742, USA**

<https://rehomes.us>

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

This lovely, single-story home showcases an open floor plan with 9-ft. ceilings and an expansive great room that leads to a covered back patio. The stylish kitchen offers poplar cabinets, granite countertops, an island, breakfast bar, pantry and Whirlpool(r) stainless steel appliances, including an electric range and dishwasher. The primary suite features a walk-in closet [...]



**Eddie Holmes**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Days On Market:** 181

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** City,Mountains,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7841.00 sq ft

**MLS #:** 22231678

**Bathrooms Full:** 2

**List Number Main:** 22231678

**Municipality/Zoning:** Marana - SP

**Township:** 12

Description

**Legal Description:** DE ANZA LOT 176SQ20170060460

Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Great Room

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

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Borders Common  
Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

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

**Floor covering:** Carpet, Ceramic Tile

**Window Covering: Other:** cordless blinds

**Main House SqFt:** 1380.00 sq ft

**Stories:** One

**Fence:** Block

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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:** N/A

**Landscape - Front: Other:** Decorative  
Gravel,Desert Plantings,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Smart Panel,Smart Thermostat

**Special Listing Conditions:** No  
SPDS,Public Report

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Community:** None

**Tax Code:** 221-06-6380

**Property Disclosures:** Flood Certification

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

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## Listing Office



**ListingOfficeName:** KB HOME Sales-Tucson Inc.

**Listing Office Phone:** (520) 275-8215

**Listing Office Address:** 3501 E. Speedway, Suite 101, Tucson, AZ 85716

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

**Listing Member Phone:** (520) 661-5340

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## Amenities & Features

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

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Park,Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Guest Facilities:** None

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## Nearby Schools

**High School:** Mountain View

**Elementary School:** Quail Run

**Middle School:** Tortolita

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## Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$30

**Assoc Fees Includes:** Common Area Maint

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

