



**\$315,000**

**869 E PECAN SHAKER LN, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

NEW TRAIN HVAC '22 w/ Transferable 10 & 20 YR WARRANTY |  
NEW CARPET & PAINT JULY '23 | COMMUNITY POOL, PARKS &  
AMENITIES | SOLAR for ENERGY SAVINGS | 4 BED | 2.5 BATH |  
Great Room Living Space Looks out to Entertainer's Yard.  
Welcome home to this well cared for move-in ready home [...]

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Michelle Bakarich PLLC**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2009

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 40' x 109

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 4400.00 sq ft

**MLS #:** 22314891

**Bathrooms Full:** 2

**List Number Main:** 22314891

**Municipality/Zoning:** Sahuarita - SP

**Township:** 18

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## Description

**Legal Description:** Madera Highlands Village Lot 10

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## Rooms

**Sauna Level:** Continental  
Elementary School District #39

**Extra Room:** Den

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Dishwasher,Electric  
Range,Microwave,Refrigerator

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## Building Details

**Lot Features:** Corner Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1877.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Madera Highlands Villages 1-10 & 15

**Landscape - Front: Other:** Natural Desert

**Horse Property:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Community:** Madera Highlands Village

**Tax Code:** 304-74-0100

**Property Disclosures:** None

**Road Maintenance:** City

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

**Special Listing Conditions:**  
None

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

**Direction:** E

**Horse Facilities:** No

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

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## Listing Office

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Address:** 7481 E Tanque Verde Rd,  
Tucson, AZ 85715

**Listing Office Phone:** (520)  
505-3000

**Listing Member Phone:** (520)  
991-6234

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## Units Information

**Unit Level:** 2



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## Amenities & Features

**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

**Electric:** None

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Pool,Tennis Courts

**Primary Bathroom Features:** Double Vanity

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sahuarita

**Middle School:** Continental

**Elementary School:** Continental

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$43

**Assoc Fees Includes:** Common Area Maint

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

