



**\$525,000**

**874 W PORT ROYAL PL, ORO VALLEY, AZ  
85737, USA**

<https://rehomes.us>

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

Purchase with confidence in the gated community of Villages of La Canada. This home has been thoughtfully prepared for sale by the owner with the buyer in mind. Besides cosmetic work including paint and new carpet throughout the home, the Seller opted to REPLACE the ROOF and POLY PIPES in the past year amongst a [...]



**Krista Wells**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1993

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 53x20x80x63x109

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6360.00 sq ft

**MLS #:** 22406621

**Bathrooms Full:** 2

**List Number Main:** 22406621

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 12

## Description

**Legal Description:** Villages Of La Canada (The) Lot 414

## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** Pantry: Closet

**Kitchen Features:** Appliance Color: Black

**Dining Areas:** Breakfast Nook,Dining Area

**Extra Room:** Den

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

## Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure,Subdivided

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

**# of Carport Spaces:** 0.00

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

**Basement:** No

**Construction:** Wood Frame

**Main House SqFt:** 2713.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** Two

**Style:** Contemporary

**Fence:** Block

**Construction Status:** Existing



---

## 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:** Villages Of La Canada (The)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Villages of La Canad

**Accessibility Option:** None

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Telephone

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 224-38-5210

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

**Road Maintenance:** HOA

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

---

## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520) 306-0990

---

## Amenities & Features



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

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Laundry:** Laundry Closet

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Balcony,Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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

**Neighborhood Feature:**  
Gated,Jogging/Bike Path,Paved Street,Sidewalks

**Fireplace Location: Other:** Family Room

**Assoc Amenities:** Park

**Fireplace:** Gas

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

**Security:** None

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Copper Creek

---

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$103

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

