



**\$575,000**

**876 N COWBOY CANYON DR, GREEN VALLEY,  
AZ 85614, USA**

<https://rehomes.us>

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

Ponderosa Beauty with Guest Casita on Large Corner Lot!! One owner 3 bedroom, 3 bath, with den, features spacious living room with vaulted ceilings, gas fireplace and custom window coverings throughout! Kitchen boasts granite counters, sizeable island, abundance of cabinets with pull-outs and built in desk. The Primary Suite is grand with slider to patio. [...]



**Kathleen Gelardi**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.24 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 10502.00 sq ft

**MLS #:** 22321695

**Bathrooms Full:** 3

**List Number Main:** 22321695

**Municipality/Zoning:** Sahuarita - SP

**Township:** 18

Description

**Legal Description:** Quail Creek II Unit 11 Lot 119

Rooms

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

**Kitchen Features:** **Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Island,Lazy Susan,Microwave

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** White

**Extra Room:** Den

Building Details



**Lot Features:** Corner Lot,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Partial Block

**Main House SqFt:** 2211.00 sq ft

**Stories:** One

**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:** Quail Creek II Unit 11

**Landscape - Front: Other:** Decorative Gravel,Low Care,Trees

**Horse Property:** No

**Guest House SqFt:** 240.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Quail Creek CC POA

**Accessibility Option:** Door Levers,Level

**Section:** 8

**Attribution Contact:** kgelardi@longrealty.com

**Tax Code:** 304-82-2770

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Quail Creek CC

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Pre-Wired Sat Dish,Pre-Wired Tele Lines



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 407-8400

**Listing Office Address:** 15920 S Rancho  
Sahuarita Blvd, Sahuarita, AZ 85629

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

**Listing Member Phone:** (520) 820-9170

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Sewer:** Connected

**Electric:** Solar PV System

**Guest Facilities: Other:** Casita

**Water: Other:** Quail Creek Water Co

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry  
Room,Storage

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Waterfall/Pond

**Neighborhood Feature:** Exercise  
Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Putting  
Green,Sidewalks,Tennis Courts

**Primary Bathroom Features:** Double Vanity,Separate  
Shower(s),Walk-in Tub

**Fireplace Location: Other:** Living Room

**Patio/Deck: Other:** Open air patio

**Assoc Amenities:** Pickleball,Pool,Spa/Hot Tub,Tennis  
Courts

**Fireplace:** Gas

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

**Security:** Smoke Detector(s),Wrought Iron Security  
Door

**Water:** Water Company

**Window Covering:** Stay





## Nearby Schools

**High School:** Optional

**Middle School:** Continental

**Elementary School:** Continental



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt  
(Monthly):** \$240

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

