



**\$1,150,000**

## **897 W PLACITA LUNA NUEVA, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

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

Tucked away in a peaceful neighborhood in the heart of Oro Valley, 897 W Placita Luna Nueva awaits. This thoughtfully designed custom home is situated on a nearly 1-acre lot with abundant green space surrounding the property, creating a very private setting. Set back from the road on a dead-end street, the location is quiet. [...]



**Christina Tierney**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4.00 baths  
**Year built:** 2004  
**Days On Market:** 13  
**County:** Pima  
**Lot Acres:** 0.87 acres  
**Lot Dimensions:** See Plat  
**View:** Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 37953.00 sq ft  
**MLS #:** 22322057  
**Bathrooms Full:** 4  
**List Number Main:** 22322057  
**Municipality/Zoning:** Oro Valley - R120  
**Township:** 11

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## Description

**Legal Description:** MOONRIDGE LOT 45

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Lazy Susan,Microwave,Refrigerator,Reverse Osmosis

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

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** Bonus Room,Office

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## Building Details



**Lot Features:** Subdivided

**Garage/Carport Feat:** Mini Split, Attached Garage Cabinets, Attached Garage/Carport, Electric Door Opener, Separate Storage Area

**# of Carport Spaces:** 0.00

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

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 3657.00 sq ft

**# of Garage Spaces:** 3.00

**Stories:** One

**Style:** Santa Fe

**Fence:** Masonry, View Fence

**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.

**Special Listing Conditions:** None

**Subdivision Name:** Moonridge (1-48)

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

**Landscape - Front: Other:** Desert Plantings, Low Care, Sprinkler/Drip

**Direction:** W

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Desert Plantings, Low Care, Sprinkler/Drip

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Accessibility Option:** Level

**Assessments:** \$0

**Section:** 35

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 219-50-2560

**Range:** 13.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Built-Up - Reflect, Cable TV, Ceiling Speakers, High Speed Internet, Pre-Wired Tele Lines

**Terms:** Cash, Conventional, VA



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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 269-9649

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Fire Sprinklers,High Ceilings 9+,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Jetted Tub,Separate Shower(s)

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room,Patio,Primary Bedroom, Bonus Room

**Assoc Amenities:** None

**Fireplace:** Firepit,Gas

**Main Heating:** Natural Gas,Zoned

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Ironwood Ridge

**Elementary School:** Painted Sky

**Middle School:** Coronado K-8

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## Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$8

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

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

