



\$2,252,000

95 W SHIMMERING SAND PL, ORO VALLEY, AZ 85755, USA

<https://rehomes.us>

READY TO BREAKGROUND. Enjoy Impressive Catalina Mountain Views from this dramatic new custom home! Architectural plans approved & ready to begin construction, saving you time & money in your building process. Windows from every room afford sunrise & sunset views throughout this home with the desert landscape & 40' saguaros on full display. Great room [...]

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



Dianne Grobstein

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2023

Days On Market: 503

County: Pima

Lot Acres: 1.72 acres

Lot Dimensions: 268 x 123 x 444 x 353

View: City,Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 74923.00 sq ft

MLS #: 22203784

Bathrooms Full: 3

List Number Main: 22203784

Municipality/Zoning: Oro Valley - PAD

Township: 11

Description

Legal Description: Stone Canyon, Lot 491

Rooms

Sauna Level:
Amphitheater

Kitchen Features: Countertops: QUARTZ/GRANITE

Kitchen Features:
Pantry: Walk-In

Dining Areas: Breakfast Nook,Formal Dining Room

Extra Room: Den

Kitchen Features: Compactor,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator,Wine Cooler

Building Details



Lot Features: Adjacent to Wash,Corner Lot,Elevated Lot,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3574.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish

Garage/Carport Feat: Attached
Garage/Carport,None,Separate Storage Area

Floor covering: Concrete

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Modern

Construction Status: New Construction

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: Stone Canyon VIII (486-602)

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Stone Canyon HOA

Home Protection: Offered: No

Assessments: \$0

Community: Rancho Vistoso-Stone Canyon

Tax Code: 219-04-1150

Property Disclosures: Seller Prop Disclosure,Topographic Map

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Natural Desert,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: (520) 219-7200

Accessibility Option: Door Levers,Entry,Level,Wide Doorways,Wide Hallways

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up, Alarm System,Cable TV,High Speed Internet,Smart Panel,Smart Thermostat,Surround Sound



Listing Office

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Phone: (520) 877-4940

Listing Office Address: 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

Listing Office Url: www.RealtyExAz.com

Listing Member Phone: (520) 245-1937

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Central Vacuum,ENERGY STAR Qualified Windows,Fire Sprinklers,High Ceilings 9+,Insulated Windows,Triple Pane Windows

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only,Soaking Tub

Pool: Conventional: Yes

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Central Air,Dual,Zoned

Patio/Deck: Covered

Spa: Conventional, Conventional

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ-Built-In

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

Fireplace Location: Other: None

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

Fireplace: None

Main Heating: Natural Gas

Security: Alarm Installed,Cameras,Gated

Water: City

Window Covering: None

Guest Facilities: None





Nearby Schools

High School: Ironwood Ridge

Middle School: Coronado K-8

Elementary School: Painted Sky



Fees and Taxes

Tax Year: 2021

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Gated Community,Street Maint

**Association & Fees: HOA
Amt (Monthly):** \$265

Association & Fees: HOA Payment Frequency: Quarterly

