



**\$445,000**

**956 E ROYAL RIDGE DR, ORO VALLEY, AZ  
85755, USA**

<https://rehomes.us>

This lovingly lived-in Rio Vista model is the original owner and first time on the market! The large, elevated Cul-De-Sac lot is quiet and has nice mountain views for you to enjoy. The bonus room is a rare find in Sun City homes, used for guests, as an office, or as a craft room. And [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Barbara Stewart**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1992

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 10019.00 sq ft

**MLS #:** 22323019

**Bathrooms Full:** 2

**List Number Main:** 22323019

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

**Township:** 11

Description

**Legal Description:** Sun City Vistoso Unit 6 Lot 190

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Gas Cooktop,Gas Oven,Gas Range,Refrigerator

**Kitchen Features: Countertops:** .

**Kitchen Features: Appliance Color:** White

**Extra Room:** Den,Library,Office

Building Details

**Lot Features:** Corner Lot,Cul-De-Sac,Elevated Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1656.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Sun City Vistoso Unit 6

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** .

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$370

**Association & Fees: HOA Telephone:** 520-917-8087

**Accessibility Option:** None

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV, High Speed Internet, Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sun City Vistoso

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sun City Oro Valley

**Tax Code:** 223-01-1930

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash, Conventional, Submit

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr #175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 256-1599

**Listing Office Phone:** (520) 352-2700

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

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## Units Information



Unit Level: 1

Amenities & Features

- Interior Features:

Ceiling Fan(s)
- Neighborhood Feature:

Exercise Facilities,Golf,Handball,Paved Street,Pickleball,Pool,Racquetball,Rec Center,Tennis Courts
- Fireplace Location:

Other: None
- Assoc Amenities:

Clubhouse,Pickleball,Pool,Recreation Room,Sauna,Tennis Courts,Volleyball Court
- Fireplace:

None
- Main Heating:

Forced Air,Natural Gas
- Pool:

None
- Spa:

None, None
- Water Heater:

Natural Gas
- Gas:

Natural
- Sewer:

Connected
- Primary Bathroom Features:

Shower Only
- Pool: Conventional:

No
- Laundry:

Dryer,Laundry Room,Sink,Washer
- Main Cooling:

Ceiling Fans,Central Air
- Patio/Deck:

Covered,Paver
- Security:

Wrought Iron Security Door
- Water:

Water Company
- Window Covering:

Stay
- Guest Facilities:

None

Nearby Schools

- High School:

Ironwood Ridge
- Middle School:

Coronado K-8
- Elementary School:

Painted Sky

Fees and Taxes

- Tax Year:

2022
- Assoc Fees Includes:

Common Area Maint,Garbage Collection
- Association & Fees: HOA Amt (Monthly):

\$196
- Association & Fees: HOA Payment Frequency:

Annually

