



**\$449,700**

**9661 N ARCH CANYON PL, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

A spectacular find – Fabulous mountain views, secluded yard backs onto an Arroyo. Beautifully kept and shows like a model with neutral decor, ceramic tiles and loaded with upgrades. Professionally landscaped. Water softener. Upgraded cabinets w/sliding shelves & Granite counters. Guest or in-law suite. 3 bedrooms – 3 bathrooms and a hobby room/workshop in the [...]



**Christopher Craven**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1999

**Days On Market:** 19

**County:** Pima

**Lot Acres:** 0.14 acres

**Township:** 12

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6273.00 sq ft

**MLS #:** 22405108

**Bathrooms Full:** 3

**List Number Main:** 22405108

**Municipality/Zoning:** Marana - MD

**View:** Mountains

Description

**Legal Description:** Continental Ranch Sunflower Phase II

Rooms

**Sauna Level:** Marana

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Pantry:** Cabinet

**Kitchen Features: Appliance Color:** Stainless

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

**Extra Room:** None

**Kitchen Features:** Dishwasher,Electric Cooktop,Garbage Disposal,Island

Building Details

**Lot Features:** Borders Common Area,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2023.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.50

**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:** Continental Ranch Sunflower Phase II (142-275)

**Landscape - Front: Other:** Decorative Gravel, Flower Beds, Shrubs, Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-11-5130

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

**Road Maintenance:** County

**Terms:** Cash, Conventional, VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel, Low Care, Shrubs, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 16

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Member Phone:** (520) 904-2961

**Listing Office Phone:** (520) 207-0903

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room,Sink

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Screened

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Exercise Facilities,Jogging/Bike Path,Park,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air

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

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Twin Peaks K-8

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$121

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

