



\$850,000

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

9697 3 CANYONS BLVD, HEREFORD, AZ 85615, USA

<https://rehomes.us>

Here is a rare opportunity to own a Southwest contemporary style home in the prime gated community of Three Canyons Ranch. Custom built in 2005 by Walston Custom Homes, it is situated on a 14.73 acre corner lot just off a paved Three Canyons Road. With 2,325 square feet of thoughtfully designed living space in [...]



Marisa Pigozzo

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 8

County: Cochise

Lot Acres: 14.73 acres

Lot Dimensions: Irregular

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 641636.00 sq ft

MLS #: 22410775

Bathrooms Full: 3

List Number Main: 22410775

Municipality/Zoning: Cochise - RU-4

View: Mountains,Panoramic,Sunrise,Sunset

Description

Legal Description: Lot 3 & 4 Compass Point Per M/P Bk14 Pg76 Exc The S70' Thereof S Ec 19-23-22 14.728Ac

Rooms

Sauna Level: Palominas

Extra Room: Media

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Refrigerator

Building Details

Lot Features: Corner Lot

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2325.00 sq ft

Stories: One

Fence: Stucco Finish

Garage/Carport Feat: Additional Garage,Attached Garage/Carport,Electric Door Opener,Extended Length,Utility Sink

Floor covering: Bamboo, Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 4.50

Style: Contemporary

Construction Status: Existing



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: N/A

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

Horse Property: Yes - By Zoning

Guest House SqFt: 835.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Three Canyons Ranch

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: APS

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$100

Association & Fees: HOA Telephone: (520)623-2324

Accessibility Option: Level

Community: None

Tax Code: 104-27-100A

Road Type: Paved

Technology: Built-Up, High Speed Internet,Pre-Wired Srnd Snd

Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 77 Calle Portal, Suite C-140, Sierra Vista, AZ 85635

Listing Member Phone: (520) 456-4123

Listing Office Phone: (520) 439-8888

Listing Office Url:
<https://www.tierraantigua.com/>



Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Walk In Closet(s),Water Softener	Exterior Features: Courtyard,Fountain,Native Plants
Sewer: Septic	Neighborhood Feature: Gated,Paved Street
Electric: Solar PV System	Primary Bathroom Features: Shower & Tub
Fireplace Location: Other: Great Room	Main Heating: Other: Propane
Pool: Conventional: Yes	Laundry: Dryer,Laundry Room,Sink,Washer
Fireplace: Wood Burning	Main Cooling: Central Air,Mini-Split
Main Heating: Mini-Split	Patio/Deck: Covered
Security: Cameras,Carbon Monoxide Detectors,Smoke Detector(s)	Spa: None, None
Water: Pvt Well (Registered)	Water Heater: Electric,Propane,Recirculating Pump
Window Covering: Stay	Gas: Propane
Guest Facilities: House	

Nearby Schools

High School: Buena	Middle School: Palominas
Elementary School: Palominas	

Fees and Taxes

Tax Year: 2023	Assoc Fees Includes: Gated Community,Street Maint
Association & Fees: HOA Payment Frequency: Annually	

