



**\$749,000**

**9806 N RIDGE SHADOW PL, ORO VALLEY, AZ  
85704, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

**VIEWS, VIEWS, VIEWS!!!** This Ridge Shadow townhome has one of the best positioned lots in the community - with breath taking mountain views in from the living space and golf course/city views off the kitchen and backyard. Enjoy everything the community offers, with walking, golfing, the El Conquistador at your fingertips, there is a reason [...]



**Kristina Scott**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 19

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 127x45x107x46

**View:** City,Golf Course,Mountains,Panoramic,Sunset

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 5445.00 sq ft

**MLS #:** 22403944

**Bathrooms Full:** 2

**List Number Main:** 22403944

**Municipality/Zoning:** Oro Valley - R4R

**Township:** 12

Description

**Legal Description:** SHADOWS OF THE RIDGE RESUB LOT 8

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven

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

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

**Extra Room:** None

Building Details



**Lot Features:** Cul-De-Sac,East/West Exposure,Elevated Lot,Hillside Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet, Stone, Wood

**Fence: Other:** View Fence

**Main House SqFt:** 2150.00 sq ft

**Stories:** One

**Fence:** Stone

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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:** Shadows Of The Ridge (1-15)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 220-13-0610

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Phone:** (520)  
447-5922

**Listing Office Address:** 8387 N Oracle Rd Ste 100,  
Tucson, AZ 85704

**Listing Member Phone:** (520)  
288-5051

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Exposed Beams,High Ceilings 9+,Walk In  
Closet(s),Wine Cellar

**Neighborhood Feature:** Athletic Facilities,Exercise  
Facilities,Golf,Paved Street,Pool,Rec  
Center,Spa,Walking Trail

**Fireplace Location: Other:** Living Room,Patio

**Laundry:** Electric Dryer Hookup,Laundry Room

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

**Patio/Deck:** Patio,Paver

**Spa:** None, None

**Water Heater:** Electric,Recirculating Pump

**Gas:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Bee Hive,See Through

**Main Heating:** Electric,Heat Pump

**Security:** Carbon Monoxide  
Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Copper Creek

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## Fees and Taxes

**Tax Year:** 2023

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

