



**\$650,000**

## **985 N WESTERN RIDGE TRAIL, TUCSON, AZ 85748, USA**

<https://rehomes.us>

Nestled in the heart of Tucson's serene landscape, 985 N Western Ridge Trail is an updated property that seamlessly blends modern living with the tranquility of the surrounding nature. This breathtaking residence offers an unparalleled living experience, with a prime location boasting unobstructed views of the majestic Catalina Mountains. One of the property's standout features is [...]

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



**Andrew Smith**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1997

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.90 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 39030.00 sq ft

**MLS #:** 22405300

**Bathrooms Full:** 3

**List Number Main:** 22405300

**Municipality/Zoning:** Tucson - R1

**Township:** 14

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## Description

**Legal Description:** Silverado Hills Block 2 Lot 0107

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## Rooms

**Sauna Level:** TUSD

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

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

**Kitchen Features:** Convection Oven,Dishwasher,Garbage Disposal,Gas Range,Microwave

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

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

**Extra Room:** Loft

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## Building Details



**Lot Features:** Adjacent to Wash,Cul-De-Sac,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2789.00 sq ft

**Stories:** Two

**Fence:** View Fence,Wrought Iron

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

**Floor covering:** Ceramic Tile, Engineered Wood

**Construction:** Wood Frame

**# 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:** Silverado Hills Blk 2 (1-150)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Silverado Hills

**Tax Code:** 133-50-2590

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

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 12

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Smart Thermostat,Telephone



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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520)  
615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson,  
AZ 85718

**Listing Member Phone:** (570)  
814-5166

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## Amenities & Features

**Interior Features:** Bay Window,Cathedral Ceilings,Ceiling  
Fan(s),Central Vacuum,Columns,Dual Pane Windows,High  
Ceilings 9+,Vaulted Ceilings

**Sewer:** Connected

**Neighborhood Feature:** Jogging/Bike Path,Sidewalks

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

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** Yes

**Laundry:** Laundry Room

**Fireplace:** Gas

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

**Main Heating:** Forced Air,Natural  
Gas,Zoned

**Patio/Deck:** Balcony,Covered,Patio

**Pool:** Infinity,Solar Pool Heater

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

**Spa:** None, None

**Water:** City

**Water Heater:** Natural Gas

**Window Covering:** Some

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuaro

**Middle School:** Gridley

**Elementary School:** Soleng Tom

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## Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt  
(Monthly): \$18

Association & Fees: HOA Payment Frequency:  
Semi-Annually

