



**\$459,000**

## **996 E EMPIRE CANYON, SAHUARITA, AZ 85629, USA**

<https://rehomes.us>

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

Welcome to this stunning former Meritage model home with a wealth of desirable features and upgrades. This 4-bedroom, 3-full bathroom residence, boasting 9-foot ceilings, promises both style and functionality. The interior impresses with its well-appointed office, complete with built-in bookshelves and cabinetry, ideal for working or studying. The heart of the home, the kitchen, is [...]



**Alyssa Kokot**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2009

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 7766.00 sq ft

**MLS #:** 22404527

**Bathrooms Full:** 3

**List Number Main:** 22404527

**Municipality/Zoning:** Sahuarita - SP

**Township:** 18

Description

**Legal Description:** Madera Highlands Village 9 Lot 33

Rooms

**Sauna Level:** Continental Elementary School District #39

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

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

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

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

**Extra Room:** Office

Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2631.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Madera Highlands Villages 1-10 & 15

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Community:** Madera Highlands Village

**Tax Code:** 304-74-5700

**Property Disclosures:** None

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Satellite Dish,Telephone



---

## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 745-4545

**Listing Office Address:** 5460 E. Broadway #350,  
Tucson, AZ 85711

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

**Listing Member Phone:** (520) 907-0927

---

## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Low Flow  
Showerhead,Separate Shower(s),Soaking  
Tub

**Water: Other:** Global Water Res.

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Native Plants

**Neighborhood Feature:** Basketball  
Court,Park,Paved Street,Pool,Sidewalks,Tennis  
Courts

**Fireplace Location: Other:** Great Room

**Patio/Deck: Other:** Flagstone

**Assoc Amenities:** Park,Pool,Tennis Courts

**Fireplace:** Gas

**Main Heating:** Forced Air

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Walden Grove

**Middle School:** Continental

**Elementary School:** Continental





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$62.40

**Assoc Fees Includes:** Common Area Maint

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

