



\$469,000

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: 10

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 #: 22325722

Bathrooms Full: 3

List Number Main: 22325722

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

