


CLIENT DETAIL REPORT

MLS#: 21706012	Residential / Single Family Residence	Const. Status: Existing	Status: Closed	Sold Price: 235,000	List Price: 235,000	
	Comb. SqFt +/- / Source: 1,563 / Assessor Year Built: 2008 Area: Northwest Municipality/Zoning: Oro Valley - PAD County: Pima Year/Taxes: 2016 / 2,231.09 HOA Fee Amt P/Month: 24 HOA Frequency: Quarterly School District: Amphitheater Elementary School: Coronado K-8 Middle School: Coronado K-8 High School: Ironwood Ridge Subdivision: Rancho Vistoso NGHB 10 & 11 (1-360) Community: Rancho Vistoso			Marketing Range: - List Price/SqFt: 150.35 TRS: 11 / 13 / 23 Lot Acres: 0.12 Lot Dimensions: Irregular Lot Sqft: 5,227 Lot Size Source: Assessor Tax Code: 219-19-5960 Assessments: 0.00 Ownership: FEE (Simple) FEMA Flood Ins Req: No Municipal Flood Req: No Fire Prot Incl Taxes: Yes Terms: Cash; Conventional; FHA Cross Block: 13200 - N Pima County GIS		

Address: 1106 W Montelupo Drive, Oro Valley, AZ 85755
Directions: N on La Canada & Moore Rd/ L on Maspalomas Dr to first R on Atalya Way/ L on Montelupo Dr to house on R.
Legal Description: Rancho Vistoso Ngh 10 Pcl Bc & Ngh 11 Pcl Ac Lot 95

Bedrooms: 3	Pool: None	Construction: Frame - Stucco	New Construction:
Total Baths: 2 (2-0-0 -0)	Spa: None	Style: Ranch	A/C: Central
Main House SqFt: 1,563	Patio: Covered	# of Stories: 1	Evap: None
Dining Room: Area	Window Cover: Stay	# of Garage Spaces: 1	Heat: Forced Air - Gas
Living Areas: Great Room	HmeProt: None	# of Carport Spaces: 0	Gas: SWG
Breakfast: Room	RV Parking: Not Allowed	Roof: Tile	Water: Oro Valley
Guest Facilities: None	Landscape - Front: Low Care	Fence: Block	Sewer: Connected
Laundry: Room	Landscape - Rear: Low Care	#Fireplaces/Loc: 0 / None	Short Sale: No REO: No
Extra Room: None	Environmental Discl: Unknown	Floor Covering: Carpet; Ceramic	
View: Mountain			

Appliances: Dishwasher; Disposal; Dryer; Garage Door Opener; Microwave; Oven/Stove; Refrigerator; Washer
Miscellaneous: **Adult Community:**No **Athletic Facilities:**No **Basement:**No **Cable Available:**Yes **Deed Restrictions:**Yes **Disability**
Adapted:No **Dividable Lot:**No **Fix Up:**No **Gated Community:**No **Horse Facilities:**No **Horses Allowed:**No **Interior Steps:**No **On Golf**
Course:No **Paved Street:**Yes **Split Bedroom Plan:**No **Split Level:**No **Subdivided Lots:**Yes
Facilities: Basketball Court; Jogging Path
Green Features: Green Features; Low Flow Showerheads

Terms: Cash; Conventional; FHA

Loan Information:

Remarks: Wonderful Catalina Mountain views from the courtyard and breakfast room highlight this very clean Pulte Home. In addition, the house features granite counters, tile floors, GE profile appliances, front door security screen and an installed under-sink RO Water System. The backyard offers a covered patio, excellent privacy and an array of various producing Citrus and Fruit Trees. Your buyers will love this very desirable Oro Valley home and neighborhood with its near-by community parks. Close to top rated schools including the new STEM school.

Down Payment:	Financing: Conventional	Sold Price Sqft: 150.35	Sold Price: 235,000
Seller Concessions \$: 3,000	Seller Paid Repairs: 1,175	Sold Date: 05/31/2017	Selling Comments:
		List Price Sqft: 150.35	Lot Sz Sold Prc/SqFt: 44.96

Listing Provided Courtesy Of: Tierra Antigua Realty, LLC



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DSCN0029



1106 W. Montelupo Dr.

DSCN0031



Looking South from Front Door

DSCN0035



Catalina Mountains from the Courtyard.

1106 W. Montelupo Dr. - Kitchen4

DSCN0032



Stone Paver Courtyard

IMG_4790



Kitchen

DSCN0017



Breakfast Area

IMG_4826



Dining Area

IMG_4820



Living RoomB

IMG_4843



Master Bedroom

IMG_4846



IMG_4852



Master Bath

IMG_4804



2nd Bedroom

IMG_4803



3rd Bedroom

1106 W. Montelupo Dr. - Laundry1



IMG_4832



Private, Well Manicured Backyard

IMG_4831



Covered Patio

IMG_4836



Various producing Citrus and Fruit Trees