



Russ
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Sotheby's
INTERNATIONAL REALTY

Amenities & Features

1720 W. Cessna Way

General

- Located in Sought-After Oro Valley, Rated the Safest City for Retirement in the US
- La Cholla Airpark Neighborhood
- The Airpark spans roughly 1000 acres with minimum lot sizes of 7-acres
- Rural Feel, Yet Convenient to Oro Valley's Restaurants, Bars, Cafes, & Shopping
- A True Fly-in Community & Private Airpark
- This Property Has a Private Taxiway to Runway Access Next to the Fueling Island
- Zoned for Horses
- Abundant Wildlife Including Deer, Javelinas, Harris Hawks, and More
- 7.23-acre Homesite
- Unobstructed Pusch Ridge and Tortolita Mountain Views
- Sunset and City Views
- Dark Night-Time Skies Provide Visibility for Star-Gazing
- Adjacent to the Neighborhood's Private Runway
- Current Owners Painstakingly Renovated the Main House & the Guest House
- A total of 5538 sf- Main House 2333 sf - Guest House 3209 sf
- Main House 3 Bedrooms | 2 Bathrooms | 2-car garage
- Guest House 2 Bedrooms | 2 Bathrooms | 2-car garage
- Total of 4 Garage Spaces
- North/South Orientation -Both Residences
- The Guest House can be Converted Back to a Hangar (Hangar Doors Convey)

Main House

- 2333 Square Feet
- 3 Bedroom/2.5 Baths
- North/South Orientation
- Open Floor Plan
- New Metal Clad Windows & Doors
- New Large Format Ceramic Tile
- New Lighting & Fixtures
- New Paint
- Gas Fireplace in Family Room
- New Kitchen
- New Butler's Pantry with Built-ins
- New Bathrooms with New Vanities, Fixtures, Hardware & Lights
- Extensive Tile Work in All Bathrooms
- New Glass Shower Doors
- New Washer & Dryer
- New HVAC
- Deep Covered Patio Spanning the Back of the House
- Large, Walled-In Backyard
- North Patio that Backs Up to Natural Desert
- Oversized 2-Car Garage with Large Storage Room & Built-Ins

Main House Kitchen

- Open Kitchen
- New Granite Counters with Waterfall Edge & Backsplash
- Breakfast Bar
- New GE Cafe- Matte White with Brushed Bronze Accents
- Gas Range with Double Oven
- Hood vent
- Window Above Sink Has Pusch Ridge Views
- Easy Access to Backyard/Covered Patio
- Butler's Pantry with Cabinetry, Granite Counter & Tile Backsplash
- Nearby Half Bath with Decorative Tile

Guest House/Hangar

- 3209 Square Feet
- 2 Bedroom/2 Baths
- Former Hangar, Can be Converted Back to a Hangar (Hangar Doors Convey)
- North/South Orientation
- Huge Open Great Room with Exposed Open Beam High Ceiling
- New Kitchen with Butcher Block Counters
- New Stainless Steel Appliances
- 2 New Bathrooms with Extensive Tile Work
- New Roof
- New HVAC & Mini-Splits
- Laundry with Washer & Dryer Included
- 2 Separate Garage Bays with Glass Garage Doors (Heated & Cooled Space that Can be Used as an Office/Workout Room or Whatever Suits your Needs)
- Structure Could Be a Huge Garage for Cars/Motorcycles/Boats, or Whatever Suits Your Needs
- Bright and Airy

Aviation/Airpark

- Community has a 4500 ft. Lighted Runway
- 44 x 44 ft Asphalt Helipad
- Private Residential Airpark for the Residents & Their Guests Only
- Non-Resident/Guest Pilots Must Obtain Permission Before Landing

Schools

- Wilson K-8
- Ironwood Ridge High School
- Lehman Academy of Excellence (Charter)
- Basis Charter School
- Pusch Ridge Christian Academy
- Casas Christian School
- Immaculate Heart School

Oro Valley & Area Amenities

- The Loop Bike Bath, Tucson's 133-Mile Connected Bike Path
- Near Catalina State Park, 5,500 acres of Hiking, Biking, and Horseback Riding Trails
- Community Events include Farmer's Markets, Live Music, and Seasonal Events Year-Round
- Oro Valley Aquatic Center, a Year-Round Facility with Heated Pools, a Splash Pad, a Large Water Slide, and Diving Boards.
- Five Regional Parks that include Baseball Fields, Basketball, Tennis, & Pickleball Courts, Dog Parks, and Much More
- Oro Valley Community Center has a Fitness Center, 10-Lighted Pickleball Courts & 15-Lighted Pickleball Courts
- Oro Valley Public Golf Courses
- Oro Valley Hospital is 10 Minutes From this Property
- Tons of Great Restaurants & Bars
- Convenient to Shopping