



**\$350,000**

## **10040 E SARAH ANN PL, TUCSON, AZ 85748, USA**

<https://rehomes.us>

Seller to entertain offers between \$350,000-370,000. Pride of ownership shows throughout this 4 bed 3 bath home, nestled away from the main streets on a quiet cul-de-sac situated on a large lot north to south facing w/view of mountains. It features guest quarters with its own private entrance, Paved parking, full bathroom with walk in [...]

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



**Nestor Davila**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1984

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** 123' x 116' x 40' x 128'

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

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 9694.00 sq ft

**MLS #:** 22313020

**Bathrooms Full:** 3

**List Number Main:** 22313020

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** TIFFANY PLACE LOT 5

Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Refrigerator

**Kitchen Features: Countertops:** laminate

**Kitchen Features: Appliance Color:** Almond

**Extra Room:** Bonus Room,Office,Storage

Building Details



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

**# of Carport Spaces:** 3.00

**Basement:** No

**Construction:** Brick

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Garage/Carport Feat:** None,Separate Storage Area,Utility Sink

**Floor covering:** Carpet, Ceramic Tile, Laminate

**Fence: Other:** Metal panel

**Main House SqFt:** 1805.00 sq ft

**Stories:** One

**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:** Tiffany Place (1-48)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Flower Beds,Shrubs,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Other Bath Modification,Wide Doorways,Wide Hallways

**Assessments:** \$0

**Community:** None

**Tax Code:** 133-39-237A

**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:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Chip/Seal

**Technology:** Shingle, Cable TV,High Speed Internet



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520)  
207-8903

**Listing Office Address:** 4400 E Broadway Blvd Suite 705,  
Tucson, AZ 85711

**Listing Member Phone:** (520)  
207-8903

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Plant Shelves,Skylights,Storage

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary  
Baths,Double Vanity,Dual Flush Toilet,Exhaust  
Fan,Jetted Tub,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Heat Pump,Mini-Split,Natural  
Gas,Wall Unit

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

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** Native Plants,Shed

**Neighborhood Feature:** Paved  
Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Laundry:** Electric Dryer Hookup,Energy Star  
Qualified Dryer,Energy Star Qualified  
Washer,Gas Dryer Hookup

**Main Cooling:** Ceiling Fans,Central Air,Mini-  
Split,Wall Unit(s)

**Patio/Deck:** Patio,Paver

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** Natural

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## Nearby Schools

**High School:** Sahuaro

**Elementary School:** Gale

**Middle School:** Gridley





# Fees and Taxes

Tax Year: 2022

