



**\$350,000**

**1045 S VAN BUREN AVE, TUCSON, AZ 85711, USA**

<https://rehomes.us>

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

Seize the opportunity to live in this single-level home with an excellent location! Conveniently located near restaurants, shopping spots, schools, and so much more. This charming abode displays shade trees, lots of space for parking, and a full-length front porch, excellent for your morning coffee! The generously sized backyard is ready to make it your [...]



**Nicole Churchill**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1958

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** 71-156-66-152

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 10019.00 sq ft

**MLS #:** 22323509

**Bathrooms Full:** 3

**List Number Main:** 22323509

**Municipality/Zoning:** Tucson - R1

**Township:** 14

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## Description

**Legal Description:** Colonia Del Valle Lot 6 Blk 11

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## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Extra Room:** Bonus Room,Den

**Kitchen Features:** Dishwasher,Gas Range,Refrigerator

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## Building Details

**Lot Features:** Adjacent to Alley,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1818.00 sq ft

**Stories:** One

**Fence:** Block,Wood

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile, Mexican Tile

**Construction:** Concrete Block,Slump Block

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Colonia Del Valle

**Landscape - Front: Other:** Decorative Gravel,Natural Desert,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 128-06-1210

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Rolled, Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 5524 E 4th St #162, Tucson, AZ 85711

**Listing Office Phone:** (520) 867-4777

**Listing Member Phone:** (520) 370-6070

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## Amenities & Features



**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

**Primary Bathroom Features:** None

**Pool: Conventional:** No

**Laundry:** Laundry Closet

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Shed

**Neighborhood Feature:** Park

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

## Nearby Schools

**High School:** University

**Elementary School:** Kellond

**Middle School:** Vail

## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

