



\$430,000

**10452 E GEORGE TOLMAN LN, TUCSON, AZ
85747, USA**

<https://rehomes.us>

Welcome home to this lovely house located in the highly sought after community of Civano. This beautiful home boasts a brand-new HVAC unit ensuring year-round comfort. Step inside to a freshly painted interior that radiates warmth and style throughout. The spacious kitchen is a chef's dream with all-new appliances, perfect for creating culinary masterpieces. The [...]

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



David Powers

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2004

Days On Market: 18

County: Pima

Lot Acres: 0.13 acres

Lot Dimensions: Irregular

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5582.00 sq ft

MLS #: 22414560

Bathrooms Full: 2

List Number Main: 22414560

Municipality/Zoning: Tucson - PAD-12

Township: 15

Description

Legal Description: From Parcel 14101114C/Civano 1 Lot 276

Rooms

Sauna Level: Vail

Kitchen Features:
Appliance Color: Stainless

Extra Room: Den

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining Area, Great Room

Kitchen Features: Dishwasher, Garbage Disposal, Gas Range, Microwave, Refrigerator

Building Details

Lot Features: North/South Exposure, Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1717.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Detached, Electric Door Opener

Floor covering: Concrete

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Territorial

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: Civano 1 (166-527)

Landscape - Front: Other: Decorative Gravel, Desert Plantings, Low Care

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel, Low Care, Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Civano

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes
Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect, Cable TV

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

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-546-3862

Accessibility Option: None

Section: 1

Attribution Contact: Davepowers@longrealty.com

Tax Code: 141-01-4230

Property Disclosures: Insurance Claims History Report, Military Airport Vcty, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA, Submit, USDA, VA

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Phone: (520) 574-0952

Listing Office Address: 10222 E. Rita Rd No. 170,
Tucson, AZ 85747

Listing Office Url:
<http://www.longrealty.com>

Listing Member Phone: (952) 484-2385

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Low Emissivity Windows

Sewer: Connected

Neighborhood Feature: Basketball Court,Jogging/Bike Path,Park,Pickleball,Pool,Sidewalks,Tennis Courts,Walking Trail

Primary Bathroom Features: Separate Shower(s),Shower & Tub,Soaking Tub

Fireplace Location: Other: None

Pool: Conventional: No

Assoc Amenities: Maintenance,Park,Pickleball,Pool,Tennis Courts

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

Fireplace: None

Main Cooling: Ceiling Fans,Heat Pump

Main Heating: Heat Pump

Patio/Deck: Covered,Patio

Security: Smoke Detector(s)

Spa: None, None

Water: City

Water Heater: Electric

Window Covering: Stay

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Middle School: Rincon Vista

Elementary School: Senita Elementary





Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$122

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Monthly

