



\$475,000

**10463 E GEORGE TOLMAN LN, TUCSON, AZ
85747, USA**

<https://rehomes.us>

Civano 1!!! Lovely Doucette built 3 bedroom, 3 bath light filled home with a den which includes a detached guesthouse. Completely move in ready with newer HVAC, hot water heater, water softener, freshly painted inside & out AND roof was just recoated. Main house is a smart open floorplan with high ceilings, tile & laminate [...]

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



Nicole Brule-Fisher

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2004

Days On Market: 1

County: Pima

Lot Acres: 0.13 acres

Lot Dimensions: irr

View: Mountains,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5500.00 sq ft

MLS #: 22407825

Bathrooms Full: 3

List Number Main: 22407825

Municipality/Zoning: Tucson - PAD-12

Township: 15

Description

Legal Description: Civano 1 Lot 267

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Closet

**Kitchen Features:
Appliance Color:**
Stainless

Dining Areas: Breakfast Bar,Dining Area

Extra Room: Den

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator

Building Details

Lot Features: Adjacent to Alley,North/South Exposure,Subdivided

Garage/Carport Feat: Detached,Electric Door Opener

of Carport Spaces: 0.00

Floor covering: Ceramic Tile, Laminate

Basement: No

Construction: Frame - Stucco

Main House SqFt: 1505.00 sq ft

of Garage Spaces: 2.00

Stories: One

Style: Territorial

Fence: Block

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,Trees

Horse Property: No

Guest House SqFt: 245.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 1

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect, Cable TV,High Speed Internet

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

Assessments: \$0

Community: None

Tax Code: 141-01-4140

Property Disclosures: Military Airport Vcty,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: RE/MAX Professionals

Listing Office Address: 2830 N Swan Rd Ste 120, Tucson, AZ 85712

Listing Office Phone: (520) 867-4600

Listing Member Phone: (520) 465-5770

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Plant Shelves,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air,Heat Pump,Mini-Split

Patio/Deck: Covered,Patio,Paver

Security: Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: House

Exterior Features: Native Plants

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

Fireplace Location: Other: None

Assoc Amenities: Pickleball,Pool,Tennis Courts

Fireplace: None

Main Heating: Heat Pump,Mini-Split

Pool: None

Spa: None, None

Water Heater: Electric

Gas: None

Nearby Schools

High School: Mica Mountain

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

