



**10513 E KAREN GANNON PL, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

Welcome home to this energy-efficient gem! Located in the highly sought after community of Civano, this beautiful property boasts fully owned solar panels, ensuring energy efficiency year-round. The modern HVAC system, oven, and microwave were all updated in 2022, offering contemporary comfort and convenience. The home features a lightning resistor system on the roof and [...]

**\$497,500**

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



**David Powers**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 19

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5619.00 sq ft

**MLS #:** 22413824

**Bathrooms Full:** 2

**List Number Main:** 22413824

**Municipality/Zoning:** Tucson - PAD-12

**Township:** 15

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## Description

**Legal Description:** Civano I (166-527) Lot 306

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Refrigerator

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Borders Common Area,Corner Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener

**Floor covering:** Concrete

**Floor Covering: Other:** Scored Concrete

**Main House SqFt:** 1980.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish,Wrought Iron

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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:** Civano 1 (166-527)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,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

**Association & Fees: HOA Name:** Civano HOA

**Accessibility Option:** Roll-In Shower

**Section:** 1

**Attribution Contact:**  
Davepowers@longrealty.com

**Tax Code:** 141-01-4530

**Property Disclosures:** Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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



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## 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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Low Emissivity  
Windows,Solar Tube(s),Split Bedroom  
Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Laundry  
Room,Washer

**Fireplace:** Gas

**Main Heating:** Forced Air

**Security:** Alarm Installed,Wrought Iron  
Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Plantation Shutters,Rain  
Barrel/Cistern(s)

**Neighborhood Feature:** Basketball  
Court,Pickleball,Pool,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Great Room

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

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas,Solar

**Gas:** Natural





## 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

