



\$990,000

**1061 W ROLLER COASTER RD, TUCSON, AZ
85704, USA**

<https://rehomes.us>

Discover a lucrative investment opportunity in this exceptional property. Nestled on a generous 0.91-acre lot, this unique single-family home (3plex) offers abundant space for comfortable living and versatile possibilities. The main house, a sprawling 4-bedroom, 3-bathroom residence, features expansive living areas and a meticulously crafted layout. Recently upgraded with top-notch materials; the main house boasts [...]

- 7 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



Jennifer Micciche



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 7 beds
Bathrooms: 4.00 baths	Lot size: 39204.00 sq ft
Year built: 1988	MLS #: 22404439
Days On Market: 32	Bathrooms Full: 4
County: Pima	List Number Main: 22404439
Lot Acres: 0.90 acres	Municipality/Zoning: Pima County - CR1
Lot Dimensions: Irregular	Township: 13
View: City,Mountains,Panoramic,Sunrise,Sunset	

Description

Legal Description: Irr Pcl Ctrl Ptn Se4 Nw4 Lyg S & Adj Roller Coaster Rd .90 Ac Sec 14-13-13

Rooms

Sauna Level: Amphitheater	Kitchen Features:
Kitchen Features: Pantry: Closet	Countertops: Granite
Dining Areas: Breakfast Bar,Formal Dining Room	Kitchen Features:
Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Island,Refrigerator,Wet Bar,Wine Cooler	Appliance Color: Stainless
	Extra Room: Bonus Room,Storage

Building Details



Lot Features: Elevated Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3029.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: None

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 0.00

Style: Contemporary

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: Unsubdivided

Landscape - Front: Other: Low Care,Trees

Horse Property: No

Guest House SqFt: 1953.0000

Landscape - Rear: Other: Low Care,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: None

Section: 14

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up - Reflect,Tile, High Speed Internet,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

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: 105-06-018D

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,Submit

Listing Office



ListingOfficeName: Realty One Group Integrity

Listing Office Address: 8387 N Oracle Rd Ste 100,
Tucson, AZ 85704

Listing Office Phone: (520)
447-5922

Listing Member Phone: (520)
440-1766

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,Skylights,Split Bedroom Plan,Wet Bar

Sewer: Septic

Electric: Solar PV System

Guest Facilities: Other: 2 guest units

Pool: Conventional: Yes

Green Features: Solar

Main Cooling: Central Air,Mini-Split,Zoned

Patio/Deck: Balcony,Covered,Deck

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: Courtyard,Fountain,Workshop

Neighborhood Feature: None

Primary Bathroom Features: Dual Flush Toilet,Shower Only

Fireplace Location: Other: Guest Quarters,Living Room

Laundry: Laundry Room

Fireplace: Gas,See Remarks

Main Heating: Mini-Split,Zoned

Security: Cameras,Security Screens,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: House

Nearby Schools

High School: Amphitheater

Elementary School: Walker

Middle School: La Cima

Fees and Taxes

Tax Year: 2023

