



**\$979,000**

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

<https://rehomes.us>

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

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 [...]



**Jennifer Micciche**



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## Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 7 beds
<b>Bathrooms:</b> 4.00 baths	<b>Lot size:</b> 39204.00 sq ft
<b>Year built:</b> 1988	<b>MLS #:</b> 22409915
<b>Days On Market:</b> 19	<b>Bathrooms Full:</b> 4
<b>County:</b> Pima	<b>List Number Main:</b> 22409915
<b>Lot Acres:</b> 0.90 acres	<b>Municipality/Zoning:</b> Pima County - CR1
<b>Lot Dimensions:</b> Irregular	<b>Township:</b> 13
<b>View:</b> City,Mountains,Panoramic,Sunrise,Sunset	

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## Description

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

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## Rooms

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

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## 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

