



\$845,000

**11802 E WAGON TRAIL RD, TUCSON, AZ
85749, USA**

<https://rehomes.us>

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

Welcome to your slice of desert paradise nestled in desirable Forty Niner Country Club. This timeless adobe ranch home sits proudly on a sprawling .68-acre lot with majestic mountain views. Step inside and you will be captivated by the rustic charm of the traditional craftsmanship with exposed tongue & groove ceiling with wood beams, wall [...]



Rebecca Maher

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1963

Days On Market: 12

County: Pima

Lot Acres: 0.68 acres

Lot Dimensions: 174.98x155x177.24x184.10

View: Golf Course,Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 29621.00 sq ft

MLS #: 22410533

Bathrooms Full: 3

List Number Main: 22410533

Municipality/Zoning: Tucson - CR1

Township: 14

Description

Legal Description: Forty Niner Country Club Estates Lot 36

Rooms

Sauna Level: Tanque Verde

Kitchen Features: Countertops: tile

Kitchen Features: Dining Areas: Breakfast Nook,Formal Dining Room

Pantry: Closet

Extra Room: Storage

Kitchen Features: Desk,Dishwasher,Electric Cooktop,Electric Range,Garbage Disposal,Microwave,Refrigerator

Building Details

Lot Features: Elevated Lot,North/South Exposure,On Golf Course,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3112.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Ceramic Tile

Construction: Burnt Adobe

of Garage Spaces: 2.00

Style: Ranch

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: Forty Niners Country Club Estates

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Driveway: Circular

Section: 6

Attribution Contact: 520-237-3939

Tax Code: 205-48-0360

Property Disclosures: Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$0

Accessibility Option: Other Bath Modification,Wide Hallways

Assessments: \$0

Community: None

Fire Protection: Subscription

Range: 16.00

Road Type: Paved

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

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 6410 E. Tanque Verde Rd., Tucson, AZ 85715

Listing Member Phone: (520) 237-3939

Listing Office Phone: (520) 918-4800

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



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Dual Pane Windows,Exposed Beams,Foyer,Low Emissivity Windows,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only

Pool: Conventional: Yes

Fireplace: Gas,Wood Burning Stove

Main Heating: Natural Gas,Zoned

Security: Carbon Monoxide Detectors,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: Quarters

Exterior Features: Courtyard,Workshop

Neighborhood Feature: Exercise Facilities,Golf,Lake,Paved Street,Pool,Putting Green

Fireplace Location: Other: Family Room,Living Room

Laundry: Laundry Room

Main Cooling: Zoned

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Tanque Verde

Elementary School: Tanque Verde

Middle School: Emily Gray

Fees and Taxes



Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$5.41

Association & Fees: HOA Payment Frequency:
Annually

