



\$579,000

**11970 E FORTY NINER DR, TUCSON, AZ
85749, USA**

<https://rehomes.us>

Incredible Value! Estate sale. Lake front property in desirable Forty Niners Country Club Estates. Updated 4BR/3BA home located directly across the street from a lake and golf course with wonderful views. Spacious floor plan 2321 sq. feet. Family room with cozy fireplace. Large living room. Kitchen with new countertops, updated appliances and freshly painted cabinetry. [...]

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



Vincent Yackanin

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1979

Days On Market: 5

County: Pima

Lot Acres: 0.62 acres

Lot Dimensions: Large Irreg shape

View: Golf Course,Lake,Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 26920.00 sq ft

MLS #: 22407393

Bathrooms Full: 3

List Number Main: 22407393

Municipality/Zoning: Pima County - CR1

Township: 14

Description

Legal Description: Forty Niners Guest Ranch Estates Lot 7

Rooms

Sauna Level: Tanque Verde

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Oven,Electric Range,Refrigerator

Kitchen Features: Appliance Color: White

Extra Room: Arizona Room

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2321.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport,Separate Storage Area

Floor covering: Carpet, Ceramic Tile, Laminate

Construction: Frame - Stucco

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 Guest Ranch Est

Landscape - Front: Other: Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: 49r GREI

Home Protection: Offered: Yes

Accessibility Option: None

Assessments: \$0

Community: None

Fire Protection: Subscription

Range: 16.00

Road Type: Paved

Technology: Built-Up - Reflect, None

Special Listing Conditions: No Insurance Claims History Report, No SPDS

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$300

Association & Fees: HOA Telephone: 520-885-0744

Home Protection: Plan By: Fidelity

Driveway: Circular

Section: 5

Attribution Contact: 520-349-2747

Tax Code: 205-49-0770

Property Disclosures: None

Road Maintenance: County

Terms: Cash, Conventional, FHA, VA

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Rd Ste 120, Tucson, AZ 85718

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 918-2409



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows

Neighborhood Feature: Golf,Lake,Paved Street,Pool,Rec Center

Fireplace Location: Other: Family Room

Assoc Amenities: Pool,Recreation Room

Fireplace: Wood Burning

Main Heating: Forced Air

Security: Smoke Detector(s)

Water: City

Window Covering: None

Guest Facilities: None

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: Dryer,Electric Dryer Hookup,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Screened

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Tanque Verde

Middle School: Emily Gray

Elementary School: Tanque Verde

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$70

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Monthly

