## $620,000

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

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

https://rehomes.us

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. Freshly painted [...]

### Vincent Yackanin

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## Basics

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Bedrooms: 4** beds

**Bathrooms: 3.00** baths

**Lot size: 26920.00** sq ft

**Year built:** 1979

**MLS #:** 22402342

**Days On Market:** 7

**Bathrooms Full:** 3

**County:** Pima

**List Number Main:** 22402342

**Lot Acres: 0.62** acres

**Municipality/Zoning:** Pima County - CR1

**Lot Dimensions:** Large Irreg shape

**Township:** 14

**View:** Golf Course,Lake,Mountains

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# Description

**Legal Description:** Forty Niners Guest Ranch Estates Lot 7

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# Rooms

**Sauna Level:** Tanque Verde

**Kitchen Features: Appliance Color:** White

**Dining Areas:** Breakfast Bar,Dining Area

**Extra Room:** Arizona Room

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

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# Building Details

**Lot Features:** North/South Exposure,Subdivided

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

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile, Laminate

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt: 2321.00** sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Ranch

**Fence:** Block

**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.

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

**Subdivision Name:** Forty Niners Guest Ranch Est

**Co-op Fee:** $3

**Landscape - Front: Other:** Trees

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Trees

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** $300

**Association & Fees: HOA Name:** 49r GREI

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

**Home Protection: Offered:** Yes

**Home Protection: Plan By:** Fidelity

**Accessibility Option:** None

**Driveway:** Circular

**Assessments:** $0

**Section:** 5

**Community:** None

**Attribution Contact:** 520-349-2747

**Fire Protection:** Subscription

**Tax Code:** 205-49-0770

**Range:** 16.00

**Property Disclosures:** None

**Road Type:** Paved

**Road Maintenance:** County

**Technology:** Built-Up - Reflect, None

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

# Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 918-2400

**Listing Office Address:** 1880 E River Road, Suite 120, Tucson, AZ 85718

**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

**Assoc Fees Includes:** Common Area Maint

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

**Association & Fees: HOA Payment Frequency:** Monthly