



**\$285,000**

**11970 KATHIE ANN DR, TUCSON, AZ 85735, USA**

<https://rehomes.us>

- 3 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active

Take pleasure living in this charming manufactured home on a sprawling 1-acre plus lot size! Away from the hustle and bustle of the city. Enjoy lovely sunsets on a daily basis. Split floor plan, vaulted ceilings, and updated wood-look flooring are interior features you'll adore. Cook your wonderful recipes in this kitchen offering stainless steel [...]



**Calvin Case**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1984

**Days On Market:** 76

**County:** Pima

**Lot Acres:** 1.15 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunset

**Type:** Manufactured Home

**Bedrooms:** 3 beds

**Lot size:** 50050.00 sq ft

**MLS #:** 22308157

**Bathrooms Full:** 2

**List Number Main:** 22308157

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

**Township:** 15

Description

**Legal Description:** Tucson West Ranchettes Lot 18

Rooms

**Sauna Level:** Altar Valley

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal

**Kitchen Features: Countertops:** Laminate

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Arizona Room,Storage

Building Details



**Lot Features:** Cul-De-Sac,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame,Wood Frame

**# of Garage Spaces:** 0.00

**Fence:** Barbed Wire,Chain Link

**Garage/Carport Feat:** None

**Floor covering:** Concrete, Laminate

**Style: Other:** Manufactured

**Main House SqFt:** 1344.00 sq ft

**Stories:** One

**Construction Status:** N/A

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## 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:** Tucson West Ranchettes (1-49)

**Landscape - Front: Other:** Natural Desert,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 209-11-0990

**Property Disclosures:** Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** County

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

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 9

**Fire Protection:** Included in Taxes

**Range:** 11.00

**Road Type:** Paved

**Technology:** Metal, Cable TV,High Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** OMNI Homes  
International

**Listing Office Phone:** (520) 275-4077

**Listing Office Address:** 1050 E River Rd No.  
302, Tucson, AZ 85718

**Listing Office Url:**  
<http://omnihomesinternational.com>

**Listing Member Phone:** (520) 406-0000

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## Amenities & Features

**Interior Features:** Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Flowing Wells

**Elementary School:** Robles

**Middle School:** Altar Valley

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

