



**\$385,000**

**1211 N FORGEUS AVE, TUCSON, AZ 85716, USA**

<https://rehomes.us>

- 2 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active

This Blenman Elm charmer is a must see! Remodeled kitchen with granite countertops and stainless steel appliances along with the open floorplan give ample room for entertaining. Saltillo tile and concrete flooring throughout, wood beamed ceilings, and a wood burning fireplace give this home so much character. Large walled backyard leaves plenty of room for [...]



**Heather Holmes**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1942

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 60 x 112

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6720.00 sq ft

**MLS #:** 22314772

**Bathrooms Full:** 1

**List Number Main:** 22314772

**Municipality/Zoning:** Tucson - R1

**Township:** 14

---

## Description

**Legal Description:** From Parcel:001010010 /Blenman N60' Lots 12 13 & 14 Exc W40' Thereof Blk 7

---

## Rooms

**Sauna Level:** TUSD **Dining Areas:** Breakfast Nook

**Extra Room:** None **Kitchen Features:** Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Microwave,Refrigerator

---

## Building Details

**Lot Features:** Adjacent to Alley,East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1169.00 sq ft

**Stories:** One

**Fence:** Block,Wood

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Concrete, Mexican Tile

**Construction:** Brick

**# of Garage Spaces:** 0.00

**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:** Blenman Addition

**Landscape - Front:** **Other:** Decorative Gravel,Low Care,Trees

**Horse Property:** No

**Electric:** **Electric Company:** TEP

**Driveway:** **Paved:** Gravel

**Subdivision Restrict:** **Age Restrictions:** No

**Home Protection:** **Offered:** No

**Driveway:** To Property Line

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, None

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear:** **Other:** Low Care,Trees

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** No

**Accessibility Option:** Entry,Level

**Assessments:** \$22,369

**Community:** None

**Tax Code:** 123-08-1000

**Property Disclosures:** Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

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

---

## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 7445 N Oracle Rd No. 201,  
Tucson, AZ 85704

**Listing Office Phone:** (520)  
906-0769

**Listing Member Phone:** (520)  
437-1819

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

**Interior Features:** Entertainment Center  
Built-In, Exposed Beams, Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Pedestal  
Sink(s), Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Historic, Paved Street

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered, Patio, Paver

**Security:** None

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Catalina

**Elementary School:** Blenman

**Middle School:** Doolen

---

## Fees and Taxes

**Tax Year:** 2022

