



\$349,000

**1220 N AMBERBROOKE AVE, TUCSON, AZ
85745, USA**

<https://rehomes.us>

Excellent opportunity to own this spacious and bright 3 bedroom, 2 bath plus den in popular Sunset Shadows. Open and airy with lots of natural light. The solar tubes are great! The seller has invested in many important items by recently replacing the dishwasher, hot water heater, poly pipes with PEX as well as the [...]

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



Johanna Roberts

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 47

County: Pima

Lot Acres: 0.13 acres

Lot Dimensions: 58 x 99 x 55 x 98

View: Desert,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5581.00 sq ft

MLS #: 22411944

Bathrooms Full: 2

List Number Main: 22411944

Municipality/Zoning: Tucson - R3

Township: 14

Description

Legal Description: Sunset Shadows no 2 Lot 37

Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Nook,Dining Area

Extra Room: Den

Kitchen Features: Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Island,Refrigerator

Building Details

Lot Features: East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1948.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

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: Sunset Shadows (1-69)

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

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Low Care,Shrubs

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sunset Shadows

Home Protection: Offered: No

Driveway: Car(s) Pad,To Property Line

Section: 4

Attribution Contact: (520)404-8352

Tax Code: 16-02-7050

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-297-0797

Accessibility Option: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Shingle, Cable TV,Telephone

Listing Office

ListingOfficeName: Long Realty Company

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

Listing Member Phone: (520) 404-8352

Listing Office Phone: (520) 918-4800

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



Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,Solar Tube(s),Vaulted Ceilings,Walk In Closet(s)

Neighborhood Feature: Paved Street,Sidewalks

Fireplace Location: Other: None

Assoc Amenities: None

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: Dryer,Gas Dryer Hookup,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Security: Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Tucson

Middle School: Mansfeld

Elementary School: Maxwell K-8

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Street Maint

Association & Fees: HOA Amt (Monthly): \$15

Association & Fees: HOA Payment Frequency: Quarterly

