



**\$775,000**

## **1230 E PLACITA DEL CERVATO, TUCSON, AZ 85718, USA**

<https://rehomes.us>

This Shadow Hills gem is tucked away in a serene cul-de-sac where peace and privacy prevail. Breathtaking mountain vistas. A charming home boasting of three generously sized bedrooms, providing ample space for your family and guests. Plus, a dedicated workspace, an extra office room that can cater to your professional needs. Lovingly cared for, ensuring [...]

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



**Tom Ebenhack**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1985

**Bathrooms Full:** 2

**List Number Main:** 22319162

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 27965.00 sq ft

**MLS #:** 22319162

**County:** Pima

**Lot Acres:** 0.64 acres

**Lot Dimensions:** 129 x 162 x 275 x 190

**View:** Mountains

## Description

**Legal Description:** Shadow Hills Lot 461 (11471/1083)

## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** **Countertops:** Formica

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Bar, Formal Dining Room

**Extra Room:** Office

**Kitchen Features:** Dishwasher, Electric Cooktop, Electric Oven, Exhaust Fan, Garbage Disposal, Lazy Susan, Microwave, Refrigerator

## Building Details

**Lot Features:** Cul-De-Sac, North/South Exposure, Subdivided

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

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2261.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Contemporary, Southwestern

**Fence:** Block

**Construction Status:** Existing



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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:** Shadow Hills (1-483)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Shadow Hills

**Home Protection: Offered:** Yes

**Accessibility Option:** Level

**Section:** 7

**Attribution Contact:** Team@TucsonHomes.com

**Tax Code:** 108-08-4620

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

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

**Association & Fees: HOA Telephone:** 520-797-3224

**Home Protection: Plan By:** Old Republic

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Tile, High Speed Internet

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 232-2109

**Listing Office Phone:** (520) 299-2201

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



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# Amenities & Features

<b>Interior Features:</b> Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Foyer,High Ceilings 9+,Skylights,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Paved Street	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only
<b>Fireplace Location: Other:</b> Living Room	<b>Pool: Conventional:</b> Yes
<b>Laundry:</b> Laundry Closet	<b>Fireplace:</b> Wood Burning
<b>Main Cooling:</b> Ceiling Fans,Central Air,Zoned	<b>Main Heating:</b> Electric,Forced Air,Zoned
<b>Patio/Deck:</b> Covered,Deck,Patio,Paver	<b>Security:</b> None,Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Electric	<b>Window Covering:</b> Stay
<b>Gas:</b> None	<b>Guest Facilities:</b> None

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# Nearby Schools

<b>High School:</b> Catalina Fthls	<b>Middle School:</b> Orange Grove
<b>Elementary School:</b> Manzanita	

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# Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$6.25	<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually

