



\$199,000

**12340 W RANCHETTES DR, TUCSON, AZ
85743, USA**

<https://rehomes.us>

Located just a half mile from Twin Peaks Elementary, the park and splash pad/pool, this 1950's charmer sits on 1.55 acres and is ready for someone to lovingly restore. Horse property complete with an arena and shaded stalls. Home has a huge covered porch and a very private setting. Newer appliances. 10,000.00 paint and window [...]

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



Kimberly Leister

Basics



Category: Residential

Status: Active

Bathrooms: 1.00 bath

Year built: 1958

Days On Market: 3

County: Pima

Lot Acres: 1.55 acres

Lot Dimensions: 219 x 333 x 219 x 334

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 67518.00 sq ft

MLS #: 22315373

Bathrooms Full: 1

List Number Main: 22315373

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: From Parcel: 21322155c /Sw4 Se4 Nw4 Exc S45' & Exc W220' & E220' & N307.78 Thereof 1.55 Ac Sec 16-1

Rooms

Sauna Level: Marana

Kitchen Features: Appliance Color: Black

Extra Room: None

Kitchen Features: Countertops: Formica

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Range,Refrigerator

Building Details

Lot Features: North/South Exposure

of Carport Spaces: 1.00

Basement: No

Floor Covering: Other: other

Main House SqFt: 894.00 sq ft

Stories: One

Construction Status: Existing

Garage/Carport Feat: None

Floor covering: Wood

Style: Other: other

Construction: Frame - Stucco

of Garage Spaces: 0.00

Fence: Wire



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: Other/Unknown

Landscape - Front: Other: Desert Plantings

Horse Property: Yes - By Zoning

Electric: Electric Company: tbd

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: None

Range: 11.00

Road Type: Dirt

Technology: Built-Up, None

Special Listing Conditions: Fix Up

Co-op Fee: \$3

Direction: W

Horse Facilities: Yes

Landscape - Rear: Other: Natural Desert

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: None

Section: 16

Attribution Contact: 520-904-4248

Tax Code: 213-22-155J

Property Disclosures: Affidavit of Disclosure, Seller Prop Disclosure

Road Maintenance: None

Terms: Cash

Listing Office

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 11165 N La Canada Dr #175, Oro Valley, AZ 85737

Listing Member Phone: (520) 904-4248

Listing Office Phone: (520) 352-2700

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

Amenities & Features



Exterior Features: None

Neighborhood Feature: Horse Facilities,Horses Allowed

Fireplace Location: Other: None

Laundry: Outside

Main Cooling: Central Air

Patio/Deck: Covered,Deck

Security: None

Water: City

Window Covering: None

Guest Facilities: None

Sewer: Connected

Primary Bathroom Features: None

Pool: Conventional: No

Fireplace: None

Main Heating: Gas Pac

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Marana

Elementary School: Desert Winds

Middle School: Marana

Fees and Taxes

Tax Year: 2022

