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**\$389,000**

## **1240 N AMBERBROOKE AVE, TUCSON, AZ 85745, USA**

<https://rehomes.us>

Available now! Contemporary 3 bedroom 2 bathroom home with a den. Bright and cheerful kitchen with white cabinets, gorgeous Quartz countertops, stainless steel appliances, modern lighting/plumbing fixtures, fresh interior paint, luxury plank flooring, chic subway tile backsplash and shower surrounds, plush carpet, professional landscaping, exterior paint and more. Spacious backyard with extended covered patio great [...]

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



**Michael Rhodes**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 7405.00 sq ft
<b>Year built:</b> 1994	<b>MLS #:</b> 22417699
<b>Days On Market:</b> 8	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22417699
<b>Lot Acres:</b> 0.17 acres	<b>Municipality/Zoning:</b> Tucson - R3
<b>Lot Dimensions:</b> unknown	<b>Township:</b> 14
<b>View:</b> Sunrise,Sunset	

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# Description

**Legal Description:** SUNSET SHADOWS NO 2 LOT 0035

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# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b> Appliance Color: Stainless
<b>Dining Areas:</b> Dining Area	<b>Extra Room:</b> Den
<b>Kitchen Features:</b> Dishwasher,Gas Range,Microwave	

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# Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Vinyl
<b>Basement:</b> No	<b>Floor Covering: Other:</b> Luxury Planks
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 1954.00 sq ft
<b># of Garage Spaces:</b> 2.00	<b>Stories:</b> One
<b>Style:</b> Contemporary	<b>Fence:</b> Block
<b>Construction Status:</b> Existing	

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> No Insurance Claims History Report
<b>Subdivision Name:</b> Sunset Shadows NO. 2 (1-105)	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Low Care	<b>Direction:</b> N
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TEP	<b>Landscape - Rear: Other:</b> Low Care
<b>Driveway: Paved:</b> Concrete	<b>Subdivision Restrict: Deed Restrictions:</b> Yes
<b>Subdivision Restrict: Age Restrictions:</b> No	<b>Association &amp; Fees: HOA:</b> Yes
<b>Association &amp; Fees: HOA Telephone:</b> 520-297-0797	<b>Home Protection: Offered:</b> No
<b>Accessibility Option:</b> None	<b>Assessments:</b> \$0
<b>Section:</b> 4	<b>Community:</b> None
<b>Fire Protection:</b> Included in Taxes	<b>Tax Code:</b> 116-02-7030
<b>Range:</b> 13.00	<b>Property Disclosures:</b> Seller Prop Disclosure
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> City
<b>Technology:</b> Shingle, None	<b>Terms:</b> Cash,Conventional,VA

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## Listing Office



**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 4007 E Paradise Falls Dr Ste 1, Tucson, AZ 85712

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

**Listing Member Phone:** (520) 222-7472

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## Amenities & Features

**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Tucson

**Middle School:** Maxwell K-8

**Elementary School:** Maxwell K-8

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Payment Frequency:**  
Quarterly

