



**\$819,500**

**12545 E ARBOR VISTA BLVD, TUCSON, AZ  
85749, USA**

<https://rehomes.us>

With Catalina & Rincon mountain views, this ranch style home located in "A" rated Tanque Verde School District, offers great living area spaces along with a pool and outdoor fireplace for your entertaining wants! To top it off, on the property there is solar, a nice guest house, oversized garage, attached carport, shed, also a [...]

- 4 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



**Michelle Nielsen**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 1986

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.88 acres

**Lot Dimensions:** 215 x 188 x 193 x 192

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 38507.00 sq ft

**MLS #:** 22400378

**Bathrooms Full:** 3

**List Number Main:** 22400378

**Municipality/Zoning:** Pima County - CR1

**Township:** 14

Description

**Legal Description:** From Parcel:001010010 /Arbor Vista Lot 31

Rooms

**Sauna Level:** Tanque Verde

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Gas Oven,Gas Range,Island,Lazy Susan,Microwave,Refrigerator

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Dining Area,Formal Dining Room

**Extra Room:** Rec Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Gas Oven,Gas Range,Island,Lazy Susan,Microwave,Refrigerator

**Kitchen Features:** Pantry: Cabinet

Building Details



|                                       |   |
|---------------------------------------|---|
| <b>Lot Features:</b> Adjacent to Wash | <b>Garage/Carport Feat:</b> Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener |
| <b># of Carport Spaces:</b> 1.00      | <b>Floor covering:</b> Carpet, Concrete, Laminate   |
| <b>Basement:</b> No                   | <b>Construction:</b> Slump Block  |
| <b>Main House SqFt:</b> 3051.00 sq ft | <b># of Garage Spaces:</b> 3.00   |
| <b>Stories:</b> One                   | <b>Style:</b> Ranch   |
| <b>Fence:</b> Block,Chain Link        | <b>Construction Status:</b> 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. **Special Listing Conditions:** None

**Subdivision Name:** Arbor Vista (1-71)

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

**Landscape - Front: Other:** Low Care

**Direction:** E

**Horse Property:** Yes - By Zoning

**Horse Facilities:** Yes

**Guest House SqFt:** 604.0000

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

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 5

**Community:** None

**Fire Protection:** Subscription

**Tax Code:** 205-47-0440

**Range:** 16.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** County

**Technology:** Shingle, Cable TV,High Speed Internet,Smart Thermostat,Surround Sound

**Terms:** Cash,Conventional,Submit

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520) 290-2335

**Listing Office Address:** 7423 E Tanque Verde,  
Tucson, AZ 85715

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**Listing Member Phone:** (520) 403-0760

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Fire  
Sprinklers,Skylight(s),Skylights,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Jetted  
Tub,Separate Shower(s)

**Pool: Conventional:** Yes

**Green Features:** Solar

**Main Cooling:** Zoned

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** Family  
Room,Living Room,Patio,Primary  
Bedroom, Guest House

**Laundry:** Dryer,Laundry  
Room,Sink,Washer

**Fireplace:** Gas,Wood Burning

**Main Heating:** Electric,Natural Gas

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** House

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## Nearby Schools

**High School:** Tanque Verde

**Elementary School:** Tanque Verde

**Middle School:** Emily Gray

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## Fees and Taxes

**Tax Year:** 2023

