



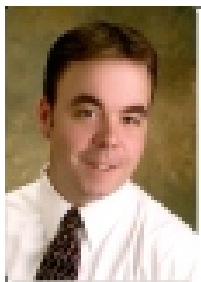
**\$659,000**

## **12575 N MOUNTAIN BREEZE DR, TUCSON, AZ 85755, USA**

<https://rehomes.us>

6.72 acres ! Panoramic views of the Santa Catalina Mountains! Gorgeous natural desert landscaping! The 3 bedroom, 2 bathroom home presents so many possibilities as a primary residence or possible future guest house. Large bedrooms & perfect sized kitchen, dining & living areas make this home a charming residence. There's plenty of space to add [...]

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



**Shawn Polston**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1989

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 6.72 acres

**Lot Dimensions:** 437 x 651 x 658 x 659

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 292723.00 sq ft

**MLS #:** 22418010

**Bathrooms Full:** 2

**List Number Main:** 22418010

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

**Township:** 11

## Description

**Legal Description:** N2 E2 Sw4 Ne4 Exc S219' E652' M/L Thereof 6.72 Ac Sec 34-11-13

## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Refrigerator

**Kitchen Features:** Pantry: Closet

**Extra Room:** None

## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1400.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Slump Block,Stucco Finish

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** N/A

**Landscape - Front: Other:** Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 219-45-0060

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

**Road Maintenance:** None

**Terms:** Cash, Conventional, FHA, Owner Carry, VA

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Dirt

**Technology:** Shingle, Satellite Dish, Telephone

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (520) 404-7710

**Listing Office Phone:** (520) 615-8400

**Listing Office Url:** <http://www.1kwsa.com>

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## Units Information

**Unit Level:** 1



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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)	<b>Exterior Features:</b> None
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> None
<b>Primary Bathroom Features:</b> Exhaust Fan,Jetted Tub,Separate Shower(s)	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Dryer,Outside,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Heat Pump
<b>Main Heating:</b> Heat Pump	<b>Patio/Deck:</b> Covered,Patio
<b>Pool:</b> None	<b>Security:</b> Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> Private Well
<b>Water Heater:</b> Electric	<b>Window Covering:</b> Stay
<b>Gas:</b> Propane	<b>Guest Facilities:</b> None

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# Nearby Schools

<b>High School:</b> Ironwood Ridge	<b>Middle School:</b> Wilson K-8
<b>Elementary School:</b> Wilson K-8	

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# Fees and Taxes

**Tax Year:** 2023

