



**\$940,000**

**12600 W TWIN PEAKS RD, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

A Horseman's Oasis in the Desert! Nearly 8 1/2 Acres total. 4 Acres fenced and cross fenced Irrigation bermuda grass pastures. A truly loved 3 bed 2 bath Ranch style home that was remodeled in 2020, that has served it's current owner for 25 yrs. New energy efficient heat pump.(highest montly bill has been \$230 in [...])



**Suzann Bene**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1963

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 8.30 acres

**Lot Dimensions:**  
185x945x186x943x220x940x219x943

**View:** Mountains,Pasture

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 361546.00 sq ft

**MLS #:** 22416895

**Bathrooms Full:** 2

**List Number Main:** 22416895

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

**Township:** 17

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## Description

**Legal Description:** 215170240/E249.49S992.30 Se4excE30&excxS30 4.85Ac auid 4.85ac sec17-12-11

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Exhaust Fan,Gas Range,Island,Microwave

**Kitchen Features:**  
**Countertops:** Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Arizona Room,Rec Room

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## Building Details



**Lot Features:** Adjacent to Wash,Dividable Lot,North/South Exposure

**# of Carport Spaces:** 4.00

**Floor Covering: Other:** Water Proof Vinyl

**Main House SqFt:** 1730.00 sq ft

**Stories:** One

**Fence:** Field

**Garage/Carport Feat:** Additional Carport,Separate Storage Area

**Basement:** No

**Construction:** Brick

**# of Garage Spaces:** 2.00

**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:** Desert Plantings,Grass,Low Care,Natural Desert,Shrubs,Trees

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 400.0000

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 11

**Fire Protection:** Subscription

**Range:** 12.00

**Road Type:** Paved

**Technology:** Shingle, Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** Yes

**Electric: Electric Company:** Trico

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 215-17-024B

**Property Disclosures:** Lead-Based Paint,Public Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,Submit

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## Listing Office



**ListingOfficeName:** United Real Estate Specialists

**Listing Office Phone:** (520) 612-7422

**Listing Office Address:** 7430 N. La Cholla Blvd., Tucson, AZ 85741

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

**Listing Member Phone:** (520) 730-0992

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Walk In Closet(s),Workshop

**Sewer:** Septic

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Dual Flush Toilet,Exhaust Fan,Jetted Tub,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry Room,Sink

**Main Cooling:** Ceiling Fans,ENERGY STAR Qualified Equipment,Heat Pump

**Patio/Deck:** Covered,Patio,Screened

**Security:** None

**Water:** Irrigation Well,Well Agreement

**Window Covering:** None

**Guest Facilities:** House

**Exterior Features:** Dog Run,Workshop

**Neighborhood Feature:** None

**Fireplace Location: Other:**  
Family Room

**Assoc Amenities:** None

**Fireplace:** Wood Burning Stove

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Elementary School:** Desert Winds

**Middle School:** Marana





# Fees and Taxes

Tax Year: 2023

