

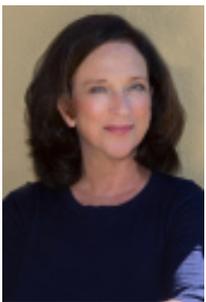
**\$260,000**

**13 E MEDITERRANEAN DR, TUCSON, AZ  
85704, USA**

<https://rehomes.us>

2BR/2BA townhome, w 2 car garage, located in Verde Catalina Townhouses. Gorgeous mountain views and great floor plan. Entire home was re-plumbed and sewer line from house to street replaced in 2023. Location is great, close to Oracle/Magee shopping, restaurants etc. Community pool. HOA includes water, sewer, front yard maintenance.

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Mary Dorais**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1978

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 40 x 118 x 40 x 119

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4748.00 sq ft

**MLS #:** 22406802

**Bathrooms Full:** 2

**List Number Main:** 22406802

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 12

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## Description

**Legal Description:** From Parcel: 203420920/Verde Catalina Townhouses Lot 78 Catalina Citrus Estates Lot 4(11191/86)(Formerly 203-42-0920)

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Appliance Color:** White

**Extra Room:** None

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Range

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## Building Details

**Lot Features:** East/West Exposure, Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1249.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Detached, Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Slump Block

**# of Garage Spaces:** 2.00

**Style:** Territorial

**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:** Verde Catalina Townhouses(1-149)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-16-0920

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 25

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 907-1205

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features



**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub, Shower Only

**Pool: Conventional:** No

**Laundry:** Storage

**Main Cooling:** Central Air

**Patio/Deck:** Covered, Patio

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Neighborhood Feature:** Pool

**Fireplace Location: Other:** None

**Assoc Amenities:** Maintenance, Pool

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Harelson

**Middle School:** Cross

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint, Front Yard Maint, Sewer, Water

**Association & Fees: HOA Amt (Monthly):** \$195

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

