



**\$320,000**

## **1361 S EDLIN AVE, TUCSON, AZ 85711, USA**

<https://rehomes.us>

Welcome home! This expertly updated 3-bedroom, 2-bath residence is conveniently located sunrise/sunset views, right next to Harriet Johnson Park! You'll be delighted by the open floor plan boasting a soothing palette, efficient recessed lighting, and attractive wood-look flooring. The kitchen is equipped with quartz counters, pendant lighting, newly installed shaker cabinets with crown moulding, built [...]

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



**Kyle Mokhtarian**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1956

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7702.00 sq ft

**MLS #:** 22418216

**Bathrooms Full:** 2

**List Number Main:** 22418216

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** San Paulo Village Resub of Blk 5 Lot 7

Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Lazy Susan,Microwave

**Kitchen Features: Countertops:** Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Adjacent to Alley,East/West Exposure,Subdivided  
**# of Carport Spaces:** 1.00  
**Basement:** No  
**Main House SqFt:** 1550.00 sq ft  
**Stories:** One  
**Fence:** Block,Chain Link

**Garage/Carport Feat:** Attached Garage/Carport  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Brick,Siding  
**# of Garage Spaces:** 0.00  
**Style:** Ranch  
**Construction Status:** Existing

**Miscellaneous**

**Compensation Disclaimer:** .  
**Subdivision Name:** San Paulo Village  
**Direction:** S  
**Horse Facilities:** No  
**Landscape - Rear: Other:** Grass,Low Care,Trees  
**Subdivision Restrict: Deed Restrictions:** Yes  
**Association & Fees: HOA:** No  
**Accessibility Option:** None  
**Section:** 24  
**Fire Protection:** Included in Taxes  
**Range:** 14.00  
  
**Road Type:** Paved  
**Technology:** Shingle, None

**Special Listing Conditions:** None  
**Landscape - Front: Other:** Low Care,Trees  
**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:** 131-08-2600  
**Property Disclosures:** Lead-Based Paint,Military Airport Vcty,Seller Prop Disclosure  
**Road Maintenance:** City  
**Terms:** Cash,Conventional,FHA,VA

**Listing Office**

**ListingOfficeName:** KMS Realty  
**Listing Office Address:** 5225 E Pima St, Tucson, AZ 85712

**Listing Office Phone:** (520) 612-1700  
**Listing Member Phone:** (520) 595-1120



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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)  
**Neighborhood Feature:** Park,Paved Street,Street Lights  
**Fireplace Location: Other:** None  
**Laundry:** Electric Dryer Hookup,Laundry Room  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Patio,Paver  
**Security:** Smoke Detector(s)  
**Water:** City  
**Window Covering:** None  
**Guest Facilities:** None

**Sewer:** Connected  
**Primary Bathroom Features:** Double Vanity,Shower Only  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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# Nearby Schools

**High School:** Palo Verde  
**Elementary School:** Cavett  
**Middle School:** Roberts (at Naylor)

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# Fees and Taxes

**Tax Year:** 2023

