



**\$435,000**

**1371 W SAN NICOLAS DR, TUCSON, AZ  
85704, USA**

<https://rehomes.us>

Located in the Leonardo Estates subdivision, this home has 1,972 square feet of living space that has 3 bedroom, 2 baths, and a 2 car carport. Step inside and there is a large living room, secondary living room off the kitchen, a large formal dining area, and spacious kitchen with lots of counter space & [...]

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



**Johnny Nguyen**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1976  
**Days On Market:** 18  
**County:** Pima  
**Lot Acres:** 0.89 acres  
**Lot Dimensions:** 164'x168'x240'x241'  
**View:** Desert,Residential

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 38621.00 sq ft  
**MLS #:** 22418146  
**Bathrooms Full:** 2  
**List Number Main:** 22418146  
**Municipality/Zoning:** Pima County - CR1  
**Township:** 13

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## Description

**Legal Description:** LEONARDO ESTATES LOT 21

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## Rooms

**Sauna Level:** Amphitheater  
**Dining Areas:** Dining Area  
**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Refrigerator

**Kitchen Features: Pantry:** Cabinet  
**Extra Room:** None

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## Building Details

**Lot Features:** North/South Exposure,Subdivided  
**# of Carport Spaces:** 2.00  
**Basement:** No  
**Main House SqFt:** 1972.00 sq ft  
**Stories:** One  
**Fence:** Slump Block

**Garage/Carport Feat:** None  
**Floor covering:** Carpet, Laminated, Vinyl  
**Construction:** Slump Block  
**# of Garage Spaces:** 0.00  
**Style:** Contemporary  
**Construction Status:** Existing



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## Miscellaneous

**Compensation Disclaimer:** .

**Subdivision Name:** Leonardo Estates (1-49)

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 2

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, High Speed Internet

**Special Listing Conditions:** None

**Landscape - Front: Other:** Desert Plantings,Low Care

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 102-06-0210

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

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,Submit

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (480) 570-4181

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## Units Information

**Unit Level:** 1



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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Skylights	<b>Exterior Features:</b> Shed
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> None
<b>Electric:</b> TEP Guarantee	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only
<b>Fireplace Location: Other:</b> None	<b>Water: Other:</b> Metro Water
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> None
<b>Laundry:</b> Laundry Room,Storage	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered,Paver	<b>Security:</b> Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Some
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Canyon Del Oro	<b>Middle School:</b> Cross
<b>Elementary School:</b> Harelson	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> None
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