



**\$89,000**

**1440 S PALO VERDE AVE, TUCSON, AZ 85713, USA**

<https://rehomes.us>

Central Tucson 2 bed/1.5 bath Coop two story townhouse. Updated windows and updated kitchen. Newer vinyl flooring downstairs. Bricked in private yard with a nice canopy to admire your garden! This is a lovely townhouse at the end of the complex. Cash only, no rentals. Close to Reid Park (walking path, golf course, dog park [...])

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Liane Wong**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1962

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.00 acres

**Township:** 14

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 0.00 sq ft

**MLS #:** 22324315

**Bathrooms Full:** 1

**List Number Main:** 22324315

**Municipality/Zoning:** Tucson - R3

**View:** Residential

## Description

**Legal Description:** Citation Park Resub W Part of Middle Portion of Blk D

## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Cooktop,Electric Oven,Refrigerator

**Laundry Level:** community room

**Extra Room:** None

## Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 850.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Vinyl

**Construction:** Brick

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**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:** Citation Park Resub

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:**  
520-887-4627

**Accessibility Option:** None

**Section:** 21

**Tax Code:** 130-08-3830

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

**Road Maintenance:** City

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:**  
Citation Garden #1

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,  
Telephone

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## Listing Office

**ListingOfficeName:** Centra Realty

**Listing Office Address:** 532 N. 4th Ave. No. 100,  
Tucson, AZ 85705

**Listing Member Phone:** (520) 444-3432

**Listing Office Phone:** (520) 882-0767

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

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## Units Information



Unit Level: 1

Amenities & Features

Interior Features: Dual Pane Windows

Sewer: Connected

Primary Bathroom Features: Shower & Tub

Main Heating: Other: space heaters

Assoc Amenities: Pool

Main Cooling: Evaporative Cooling

Security: Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: None

Neighborhood Feature: None

Fireplace Location: Other: None

Pool: Conventional: No

Fireplace: None

Patio/Deck: Slab

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Tucson

Middle School: Mansfeld

Elementary School: Robison

Fees and Taxes

Assoc Fees Includes: Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Pest Control,Roof Repair,Roof Replacement,Sewer,Water

Association & Fees:  
HOA Amt (Monthly):  
\$284.80

Association & Fees: HOA Payment Frequency: Monthly

