



**\$75,000**

**1446 S PALO VERDE AVE, TUCSON, AZ 85713, USA**

<https://rehomes.us>

This well maintained 2 bedroom 1 bath co-op is centrally located with nice upgrades. Located on the 2nd floor it has an open floor plan with bonus room. Monthly fee includes: Property taxes, water, sewer trash, grounds, roof, exterior, pool and more! Close to Reid Park: walking path, golf course, dog park, park/rec center, etc. [...]

- 2 beds
- 1.00 bath
- Condominium
- Residential
- Active



**David Leach**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1962

**Days On Market:** 1

**County:** Pima

**Municipality/Zoning:** Tucson - R3

**View:** City,Residential

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 0.00 sq ft

**MLS #:** 22317365

**Bathrooms Full:** 1

**List Number Main:** 22317365

**Township:** 14

Description

**Legal Description:** Citation Park Nely Ptn Blk B Exc Parcel 462

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Refrigerator

**Laundry Level:** Community Room

**Extra Room:** Bonus Room,Library

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 850.00 sq ft

**Stories:** One

**Fence:** Wrought Iron

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile

**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 (164-208)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV, High Speed Internet, Telephone

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf, Low Care

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 21

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

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

**Road Maintenance:** City

**Terms:** Cash

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 9172 S Houghton Rd No. 110, Tucson, AZ 85747

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

**Listing Member Phone:** (520) 730-3887

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## Units Information

**Unit Level:** 2



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## Amenities & Features

**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan, Shower & Tub

**Pool: Conventional:** No

**Laundry:** Dryer, Washer

**Main Cooling:** Evaporative Cooling

**Patio/Deck:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Pool, Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** Laundry, Pool

**Fireplace:** None

**Main Heating:** Electric, Forced Air

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Erickson

**Middle School:** Mansfeld

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## Fees and Taxes

**Tax Year:** 2022

**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):**  
\$278

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

