



**\$134,000**

## **152 W 6TH AVE, SAN MANUEL, AZ 85631, USA**

<https://rehomes.us>

Charming 2-bed, 1-bath home that backs to the desert for extra privacy and stunning sunsets. Recently upgraded with brand new central AC and gas furnace! The large backyard features a double gate for alley access to a variety of offroad trails, a large storage unit with power, a separate metal shed for additional storage, and [...]

- 2 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Stephen Argentati**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1954

**Days On Market:** 15

**County:** Pinal

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 60'x120'x56'x121'

**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6970.00 sq ft

**MLS #:** 22416799

**Bathrooms Full:** 1

**List Number Main:** 22416799

**Municipality/Zoning:** San Manuel - CALL

**Township:** 90

## Description

**Legal Description:** SAN MANUEL TWNS LOT 4 BLK 1

## Rooms

**Sauna Level:** Mammoth/San Manuel

**Extra Room:** Storage

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Refrigerator,Reverse Osmosis

## Building Details

**Lot Features:** Adjacent to Alley,Adjacent to Wash

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 864.00 sq ft

**Stories:** One

**Fence:** Block,Chain Link

**Garage/Carport Feat:** Attached Carport

**Floor covering:** Carpet, Vinyl

**Construction:** Concrete Block

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** Existing



---

## 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:** San Manuel Townsite

**Landscape - Front: Other:** Decorative Gravel

**Horse Property:** No

**Electric: Electric Company:** APS

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 307-07-0040

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

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,USDA,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, None

---

## Listing Office

**ListingOfficeName:** Oracle Land & Homes

**Listing Office Phone:** (520) 400-0242

**Listing Office Address:** 1812 W American Ave, Oracle, AZ 85623

**Listing Member Phone:** (520) 490-5232

---

## Amenities & Features



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

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Laundry:** Dryer, Laundry Closet, Outside, Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered, Patio

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Shed

**Neighborhood Feature:** Basketball Court, Sidewalks

**Fireplace Location: Other:** None

**RV Parking: Other:** Sewer Hook-Up

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Mammoth-San Manuel Schools

**Middle School:** Mammoth-San Manuel Schools

**Elementary School:** Mammoth-San Manuel Schools

---

## Fees and Taxes

**Tax Year:** 2022

