



**\$769,000**

## 1540 W HILLSIDE DR, TUCSON, AZ 85745, USA

<https://rehomes.us>

Beautifully renovated home, in prime location and close proximity to downtown Tucson, Mercado San Agustin/Annex! Exquisite workmanship showcases the original 1945 footprint with an all-new 1,423 sq addition. Only the existing slab/ foundation and some of the walls of the existing 1,106 sq were used in the renovation; indicating overall effective physical age of 2 [...]

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



**Haydee Sanchez**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1945

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.27 acres

**Lot Dimensions:** Assessor

**View:** City,Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 11848.00 sq ft

**MLS #:** 22317926

**Bathrooms Full:** 2

**List Number Main:** 22317926

**Municipality/Zoning:** Tucson - R2

**Township:** 14

Description

**Legal Description:** TUCSON TERRACE LOTS 6 7 & E2 LOT 8 BLK 10

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Range,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Lazy Susan,Microwave

**Kitchen Features:** Countertops: Granite

**Extra Room: Other:** off kitchen

**Extra Room:** Bonus Room

Building Details



**Lot Features:** East/West Exposure,Hillside Lot,Subdivided  
**# of Carport Spaces:** 1.00  
**Floor Covering: Other:** Porcelain  
**Construction:** Brick,Frame - Stucco,Stucco Finish  
**# of Garage Spaces:** 0.00  
**Style:** Contemporary,Modern,Southwestern  
**Construction Status:** Existing

**Garage/Carport Feat:** Attached  
Garage/Carport  
**Basement:** No  
**Fence: Other:** Corrugated Metal  
**Main House SqFt:** 2529.00 sq ft  
**Stories:** One  
**Fence:** Block,Stucco Finish

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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:** Tucson Terrace

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 116-15-057A

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** None

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** Tucson Electric

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Driveway:** To Property Line

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Smart Thermostat



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd.,  
Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 389-4199

**Listing Office Phone:** (520) 544-2335

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,ENERGY STAR Qualified Windows,Exposed  
Beams,High Ceilings 9+,Plant Shelves,Split Bedroom  
Plan,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Dual  
Flush Toilet,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** ENERGY STAR Qualified  
Equipment,Heat Pump

**Patio/Deck:** Covered,Slab

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Jogging/Bike  
Path,Paved Street,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Energy Star Qualified  
Equipment,Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** None

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## Nearby Schools



**High School:** Cholla

**Middle School:** Safford K-8 Magnet

**Elementary School:** Maxwell K-8

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

