



**\$659,000**

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

<https://rehomes.us>

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

Owner/Agent. Subject property has been identified as Exceptionally High Level, High Grade Quality of Workmanship, Materials and Design Finishes throughout the Interior and Exterior of this Home! Offering an opportunity to buy and own this property well below appraisal value of 900K!, appraised 11/2022. In close proximity to downtown Tucson, Mercado San Agustin/Annex, this Hillside [...]



**Haydee Sanchez**

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**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 #:** 22413308

**Bathrooms Full:** 2

**List Number Main:** 22413308

**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:** Dishwasher,Electric Range,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,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

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Carport

**Basement:** No

**Fence: Other:** Custom Corr 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,Low Care,Natural Desert,Shrubs,Trees

**Horse Property:** 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, Cable TV,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**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



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

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

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

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

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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+,Split Bedroom Plan,Walk In  
Closet(s)

**Sewer:** Septic

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

**Main Cooling: Other:** Two Heat Pumps

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio,Slab

**Spa:** None, None

**Water Heater:** Energy Star Qualified Water  
Heater,Tankless Water Htr

**Gas:** None

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools



**High School:** Cholla

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

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

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# Fees and Taxes

**Tax Year:** 2023

