



**\$75,000**

## **3420 E LAMB DR, CATALINA, AZ 85739, USA**

<https://rehomes.us>

Welcome to the Catalina Country 55+ MHP. This beautiful park has wonderful views of the Catalina Mountains! This 1994 Paul Harbor Home is over 1700 sqft and on the largest lot within the community. 3 Bedrooms/ 2 Bathrooms, Large Living room, Family Room with Fireplace, Dining room, Laundry area, and an oversized kitchen with pantry. [...]

- 3 beds
- 2.00 baths
- Mobile Home
- Residential
- Active



**Christopher Ried**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1994  
**Bathrooms Full:** 2  
**List Number Main:** 22314204  
**Municipality/Zoning:** Tucson - MH  
**Township:** 11

**Type:** Mobile Home  
**Bedrooms:** 3 beds  
**Lot size:** 4356.00 sq ft  
**MLS #:** 22314204  
**County:** Pima  
**Lot Acres:** 0.10 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains

**Description**

**Legal Description:** NY CTR PTN N2 NW4 Lyg E of HWY LEASE HOLD G5

**Rooms**

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Gas Oven,Refrigerator

**Kitchen Features: Countertops:** Laminate

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

**Building Details**

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1792.00 sq ft

**Stories:** One

**Fence:** Chain Link,Wood

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Vinyl

**Construction:** Frame - Stucco,Siding

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** N/A



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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:** N/A

**Landscape - Front: Other:** Natural Desert

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 222-21-055B

**Property Disclosures:** None

**Road Maintenance:** Owner Maintenance

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 9

**Fire Protection:** None

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Alarm System

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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

**Listing Member Phone:** (520) 248-6800

**Listing Office Phone:** (520) 742-1335

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

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylight(s),Skylights,Walk In Closet(s)

**Primary Bathroom Features:** Double Vanity,Shower & Tub

**Sewer: Other:** Septic

**Laundry:** Dryer,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Coronado K-8

**Elementary School:** Coronado K-8

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## Mobile Home Info

**Mobile Home: Slab:** Yes

**Mobile Home: Skirted:** Yes

**Mobile Home: Mfgr'd/Model Name:** Palu Harbor Home

**Mobile Home: Mobile Size:** 28x64

**Mobile Home: ID Numbers:** MH000118177

**Mobile Home: # of Axles:** 2

**Mobile Home: Personal Prop Tax:** \$400

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## Fees and Taxes

**Tax Year:** 2022

