



**\$199,000**

**1646 N MAGNOLIA AVE, TUCSON, AZ 85712, USA**

<https://rehomes.us>

Investors, here's your chance to own a 1,155 sq ft, 2-bedroom, 1-bath home with a fireplace and bonus living space in the heart of Tucson. While it needs some TLC, this property is full of potential. It sits on a good-sized lot and is conveniently located near shopping, restaurants, and hospitals. With creativity and renovation, you can turn this [...]

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



**George Laughton**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1945

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 72ftx 121ft x 72ft x120ft

**View:** City

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 8668.00 sq ft

**MLS #:** 22320783

**Bathrooms Full:** 1

**List Number Main:** 22320783

**Municipality/Zoning:** Cochise - R1

**Township:** 14

Description

**Legal Description:** AVONDALE S70' N80' LOT 5 BLK 14

Rooms

**Sauna Level:** TUSD

**Extra Room:** Bonus Room

**Dining Areas:** Dining Area

**Kitchen Features:** Gas Oven,Refrigerator

Building Details

**Lot Features:** Corner Lot

**# of Carport Spaces:** 0.00

**Floor Covering: Other:** plywood laminate

**Main House SqFt:** 1155.00 sq ft

**Stories:** One

**Fence:** Stucco Finish,Wood

**Garage/Carport Feat:** None

**Basement:** No

**Construction:** Frame

**# of Garage Spaces:** 0.00

**Style:** Bungalow

**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:** Avondale

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Entry

**Assessments:** \$0

**Community:** None

**Tax Code:** 121-12-3810

**Property Disclosures:** Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash

**Special Listing Conditions:**  
Probate/Estate

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 2

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, None

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## Listing Office

**ListingOfficeName:** My Home Group Real Estate

**Listing Office Address:** 8631 W Union Hills Ste 201,  
Peoria, AZ 85382

**Listing Office Phone:** (623)  
242-9459

**Listing Member Phone:** (520)  
800-6229

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Exterior Features:** None

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Den

**Laundry:** None

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Wood Burning Stove

**Main Heating:** Electric

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina

**Middle School:** Doolen

**Elementary School:** Whitmore

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## Fees and Taxes

**Tax Year:** 2022

