



**\$300,000**

**1749 W RUE DE LA MONTAGNE, TUCSON, AZ  
85746, USA**

<https://rehomes.us>

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

Welcome to your new home in Midvale! This charming property boasts three spacious bedrooms and two bathrooms, perfect for comfortable living. Enjoy the benefits of owned solar power, ensuring energy efficiency and cost savings. Newer exterior paint and a recently replaced roof, offering peace of mind for years to come. The functional layout includes a [...]



**Marsee Wilhems**

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## Basics



|                                  |                                         |
|----------------------------------|-----------------------------------------|
| <b>Category:</b> Residential     | <b>Type:</b> Single Family Residence    |
| <b>Status:</b> Active            | <b>Bedrooms:</b> 3 beds                 |
| <b>Bathrooms:</b> 2.00 baths     | <b>Lot size:</b> 4617.00 sq ft          |
| <b>Year built:</b> 2000          | <b>MLS #:</b> 22411386                  |
| <b>Days On Market:</b> 14        | <b>Bathrooms Full:</b> 2                |
| <b>County:</b> Pima              | <b>List Number Main:</b> 22411386       |
| <b>Lot Acres:</b> 0.11 acres     | <b>Municipality/Zoning:</b> Tucson - R3 |
| <b>Lot Dimensions:</b> Irregular | <b>Township:</b> 15                     |
| <b>View:</b> None                |                                         |

**Description**

**Legal Description:** Cambrie At Midvale Park Phase Iv Lot 0322

**Rooms**

|                                          |                                                                                      |
|------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Sauna Level:</b> TUSD                 | <b>Kitchen Features: Countertops:</b> Formica                                        |
| <b>Kitchen Features: Pantry:</b> Closet  | <b>Dining Areas:</b> Breakfast Nook                                                  |
| <b>Extra Room:</b> Bonus Room,Den,Office | <b>Kitchen Features:</b> Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Refrigerator |

**Building Details**

|                                       |                                                                          |
|---------------------------------------|--------------------------------------------------------------------------|
| <b>Lot Features:</b> Subdivided       | <b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener |
| <b># of Carport Spaces:</b> 0.00      | <b>Floor covering:</b> Carpet, Ceramic Tile                              |
| <b>Basement:</b> No                   | <b>Construction:</b> Frame - Stucco                                      |
| <b>Main House SqFt:</b> 1540.00 sq ft | <b># of Garage Spaces:</b> 2.00                                          |
| <b>Stories:</b> One                   | <b>Style:</b> Contemporary                                               |
| <b>Fence:</b> Block                   | <b>Construction Status:</b> Existing                                     |



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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:** Cambrie At Midvale Park

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Midvale Park

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Midvale

**Tax Code:** 137-27-9760

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-795-6500

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 5405 N Oracle Rd, ste 165, Tucson, AZ 85704

**Listing Member Phone:** (520) 885-9000

**Listing Office Phone:** (520) 885-9000

**Listing Office Url:**  
<http://exprealty.com>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Walk In Closet(s)

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Putting Green

**Neighborhood Feature:** None

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Pueblo

**Middle School:** Pistor

**Elementary School:** Miller

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

**Association & Fees: HOA Amt (Monthly):** \$79

**Association & Fees: HOA Payment Frequency:** Semi-Annually

