



**\$89,000**

## **1776 S PALO VERDE AVE, TUCSON, AZ 85713, USA**

<https://rehomes.us>

Beautiful 2 BR/1 BA Co-op! Move in ready! Spacious Living Room, AZ Room can be used for home office or library. Galley kitchen and all appliances stay. Bathroom updated! HOA includes Water, Hazard Insurance, Roof ,Sewer Trash and Taxes. Close to shopping/restaurants/bus lines. A few blocks from Reid Park (walking path, dog park, golf course [...])

- 2 beds
- 1.00 bath
- Condominium
- Residential
- Active



**Colette Barajas**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 1.00 bath  
**MLS #:** 22313556  
**Bathrooms Full:** 1  
**List Number Main:** 22313556  
**Municipality/Zoning:** Tucson - R3  
**Township:** 14

**Type:** Condominium  
**Bedrooms:** 2 beds  
**Year built:** 1962  
**Days On Market:** 7  
**County:** Pima  
**Lot Acres:** 0.00 acres  
**Lot Dimensions:** 0.00  
**View:** Residential

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## Description

**Legal Description:** Citation Garden

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## Rooms

**Sauna Level:** TUSD  
**Kitchen Features:** Appliance Color: White  
**Extra Room:** Arizona Room

**Laundry Level:** Shared Laundry Room  
**Dining Areas:** Dining Area  
**Kitchen Features:** Electric Range,Refrigerator

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## Building Details

**Lot Features:** Borders Common Area,North/South Exposure  
**# of Carport Spaces:** 1.00  
**Basement:** No  
**Main House SqFt:** 850.00 sq ft  
**Stories:** One  
**Fence:** Wrought Iron

**Garage/Carport Feat:** Detached  
**Floor covering:** Ceramic Tile, Laminate  
**Construction:** Concrete Block  
**# of Garage Spaces:** 0.00  
**Style:** Contemporary  
**Construction Status:** 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:** Citation Park Resub

**Landscape - Front: Other:** None

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$300

**Accessibility Option:** None

**Section:** 21

**Tax Code:** 130-08-3890

**Property Disclosures:** Lead-Based Paint, Military Airport Vcty

**Road Maintenance:** City

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings, Low Care, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Chip/Seal

**Technology:** Built-Up - Reflect, None

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## Listing Office

**ListingOfficeName:** Centra Realty

**Listing Office Address:** 532 N. 4th Ave. No. 100, Tucson, AZ 85705

**Listing Member Phone:** (520) 909-4190

**Listing Office Phone:** (520) 882-0767

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Exterior Features:** BBQ

**Neighborhood Feature:** Pool,Sidewalks

**Fireplace Location: Other:** None

**Laundry:** Sink

**Main Cooling:** Evaporative Cooling,Wall Unit(s)

**Patio/Deck:** None

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Baseboard

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

## Nearby Schools

**High School:** Tucson

**Elementary School:** Robison

**Middle School:** Mansfeld

## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$239

**Association & Fees: HOA Payment Frequency:** Monthly

