



**\$69,000**

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

<https://rehomes.us>

Great opportunity in Citation Garden Cooperative to own 1 bedroom 1 bath unit, centrally & conveniently located, minutes drive to downtown, close to Reid Park, Dining, and Shopping. Bright color pallet, plush carpet/ceramic tile throughout, and lots of storage. Cash sales only and no rentals allowed.

- 1 bed
- 1.00 bath
- Condominium
- Residential
- Active



**Mark Holley**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1962

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.00 acres

**Lot Dimensions:** unknown

**View:** Residential

**Type:** Condominium

**Bedrooms:** 1 bed

**Lot size:** 0.00 sq ft

**MLS #:** 22317653

**Bathrooms Full:** 1

**List Number Main:** 22317653

**Municipality/Zoning:** Tucson - R3

**Township:** 14

Description

**Legal Description:** From Parcel:001010010 /Citation Park Resub S Ptn Block D

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Range,Refrigerator

**Laundry Level:** facility

**Extra Room:** None

Building Details

**Lot Features:** Borders Common Area

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 750.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Additional Carport,Detached

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Slump 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:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 21

**Tax Code:** 130-08-3940

**Property Disclosures:** Insurance Claims History Report, Lead-Based Paint, Military Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 16165 N 83rd Ave, Ste 200, Peoria, AZ 85382

**Listing Member Phone:** (520) 574-2808

**Listing Office Phone:** (888) 897-7821

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

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## Units Information

**Unit Level:** 2



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## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower & Tub

**Main Cooling: Other:** portable AC

**Assoc Amenities:** Laundry,Pool

**Main Cooling:** Ceiling Fans,Evaporative Cooling,Window Unit(s)

**Patio/Deck:** Balcony

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Lighted,Paved Street,Pool,Sidewalks

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Wall Unit

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Robison

**Middle School:** Mansfeld

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Gas,Roof Repair,Sewer,Water

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

