



**\$260,000**

## **1801 W MERLIN RD, TUCSON, AZ 85713, USA**

<https://rehomes.us>

Range Price 260,000-275,000. Wonderful block home sits on over a 1/4 acre lot! This home is located on the corner and offers many benefits: \*Only ONE neighbor \*Circular style driveway \* Double Gate on the side gives you convenient access into your yard to park your RV, boat or toys! Backyard is enclosed with a [...]

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



**Danny Roth**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1972

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.27 acres

**Lot Dimensions:** Approx.: 89.27' x 113.62' x 94.82' x 116.16'

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 11818.00 sq ft

**MLS #:** 22407320

**Bathrooms Full:** 2

**List Number Main:** 22407320

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

Legal Description: ENCHANTED HILLS RESUB /NO 1/ LOT 136

Rooms

**Sauna Level:** TUSD

**Extra Room:** Bonus Room

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Gas Range,Refrigerator

Building Details

**Lot Features:** Corner Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1326.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Slump Block

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Enchanted Hills Resub 1-2

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 119-22-2440

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 7445 N Oracle Rd Suite 201, Tucson, AZ 85704

**Listing Member Phone:** (520) 490-4000

**Listing Office Phone:** (520) 275-4077

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s)  
**Neighborhood Feature:** Sidewalks  
**Fireplace Location: Other:** None  
**Laundry:** Laundry Room  
**Main Cooling:** Central Air  
**Patio/Deck:** Slab  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Sewer:** Connected  
**Primary Bathroom Features:** Shower Only  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Forced Air,Natural Gas  
**Security:** Wrought Iron Security Door  
**Water:** City  
**Window Covering:** Some  
**Guest Facilities:** None

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## Nearby Schools

**High School:** Cholla  
**Elementary School:** Oyama

**Middle School:** Valencia

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## Fees and Taxes

**Tax Year:** 2023

